

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Ravenna and University District / 44

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 754

Range of Sale Dates: 1/2003 - 12/2005

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2005 Value</b>	\$211,200	\$179,300	\$390,500	\$423,300	92.3%	14.53%
<b>2006 Value</b>	\$223,700	\$190,900	\$414,600	\$423,300	97.9%	14.54%
<b>Change</b>	+\$12,500	+\$11,600	+\$24,100		+5.6%	-0.01%
<b>% Change</b>	+5.9%	+6.5%	+6.2%		+6.1%	-0.07%

\*COV is a measure of uniformity; the lower the number the better the uniformity

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2005 Value</b>	\$217,300	\$187,200	\$404,500
<b>2006 Value</b>	\$230,000	\$199,500	\$429,500
<b>Percent Change</b>	+5.8%	+6.6%	+6.2%

Number of one to three unit residences in the Population: 4039

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the update formula needed to be an overall adjustment to assessment level in order to improve the uniformity of values throughout the area.

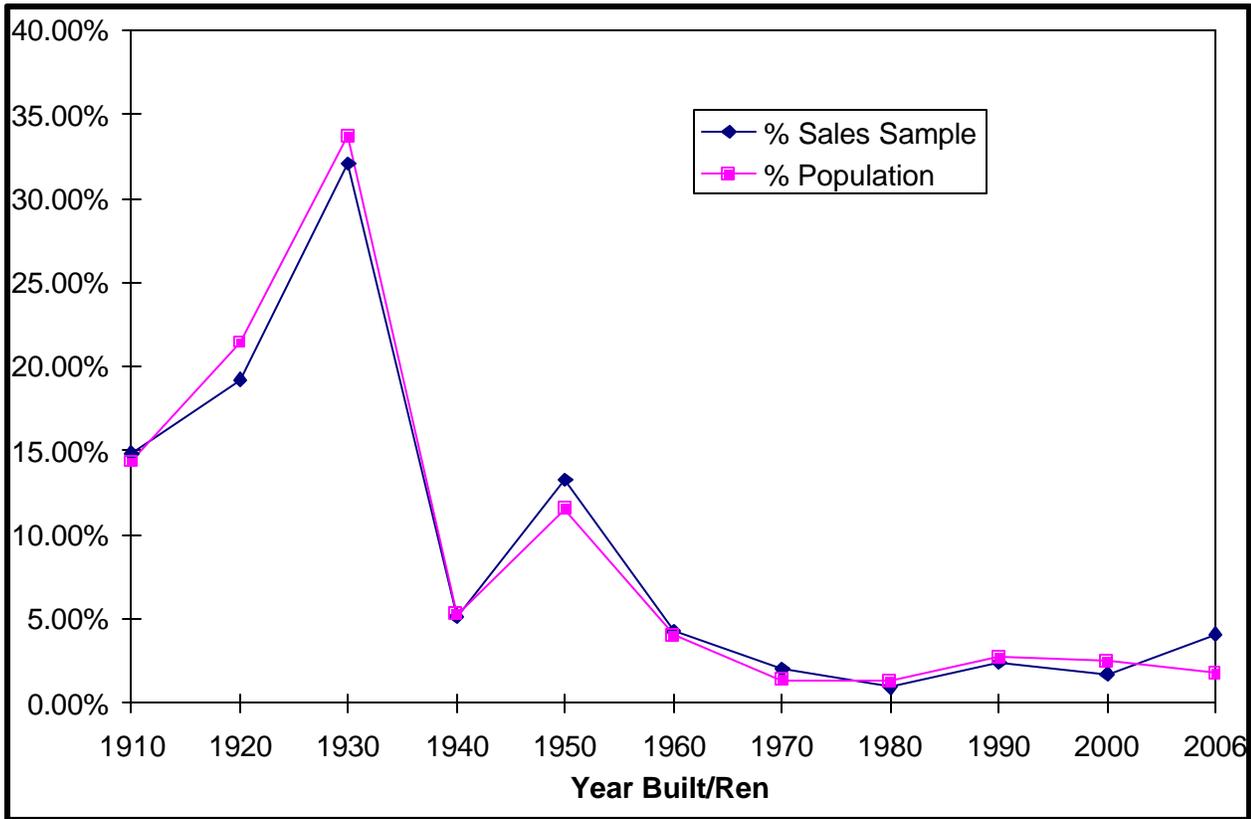
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	112	14.85%
1920	145	19.23%
1930	242	32.10%
1940	39	5.17%
1950	100	13.26%
1960	32	4.24%
1970	15	1.99%
1980	7	0.93%
1990	18	2.39%
2000	13	1.72%
2006	31	4.11%
	754	

Population		
Year Built/Ren	Frequency	% Population
1910	579	14.34%
1920	866	21.44%
1930	1361	33.70%
1940	213	5.27%
1950	467	11.56%
1960	163	4.04%
1970	56	1.39%
1980	53	1.31%
1990	109	2.70%
2000	101	2.50%
2006	71	1.76%
	4039	

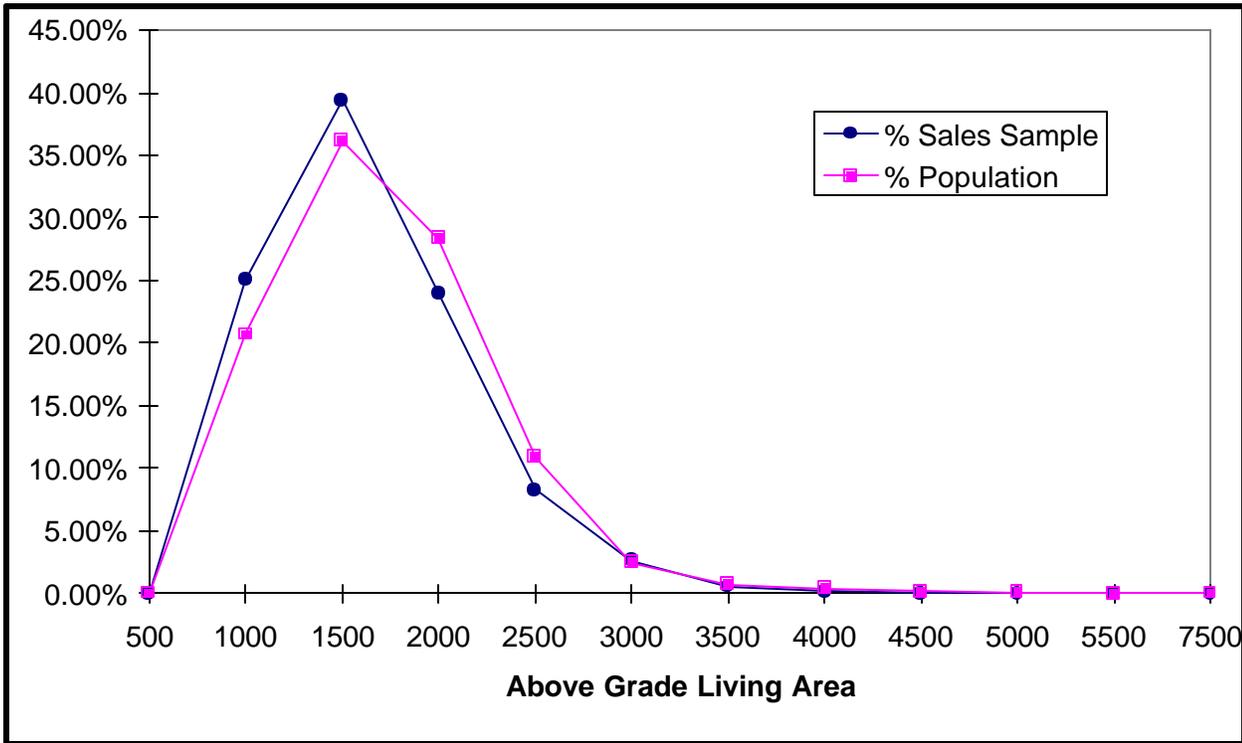


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

**Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	189	25.07%
1500	297	39.39%
2000	181	24.01%
2500	62	8.22%
3000	20	2.65%
3500	4	0.53%
4000	1	0.13%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	754	

<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.05%
1000	835	20.67%
1500	1460	36.15%
2000	1145	28.35%
2500	440	10.89%
3000	101	2.50%
3500	30	0.74%
4000	17	0.42%
4500	5	0.12%
5000	3	0.07%
5500	0	0.00%
7500	1	0.02%
	4039	

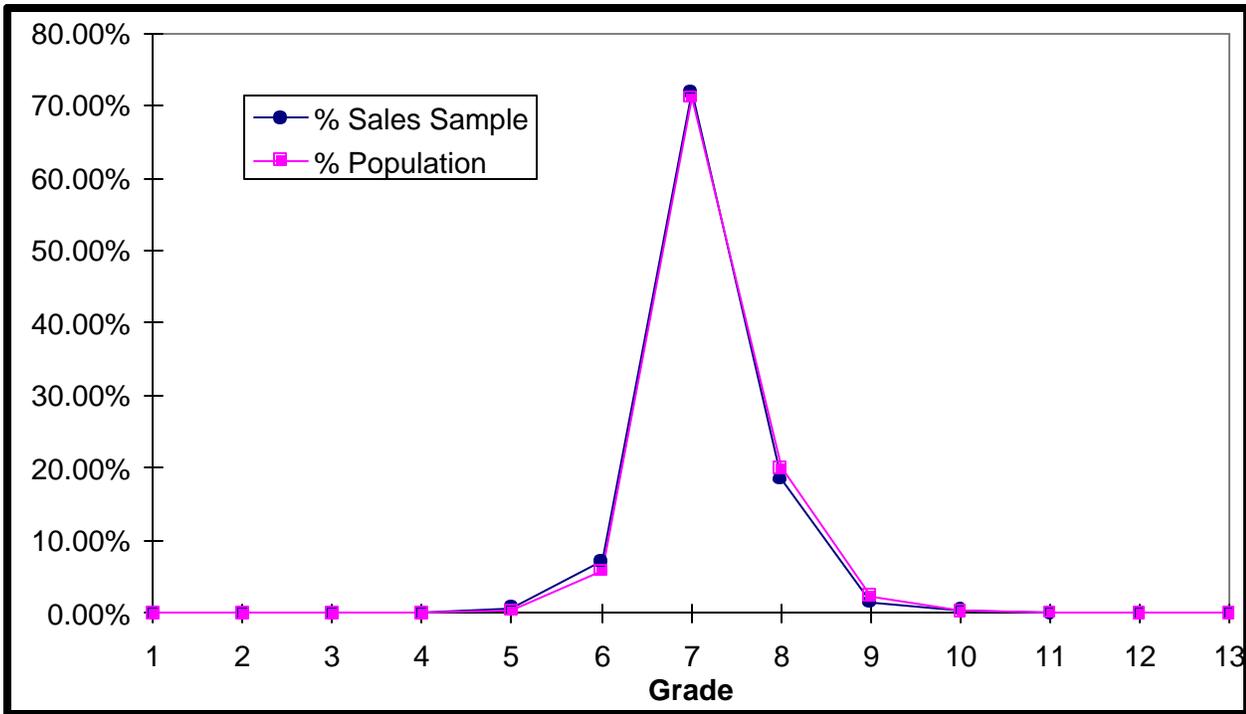


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

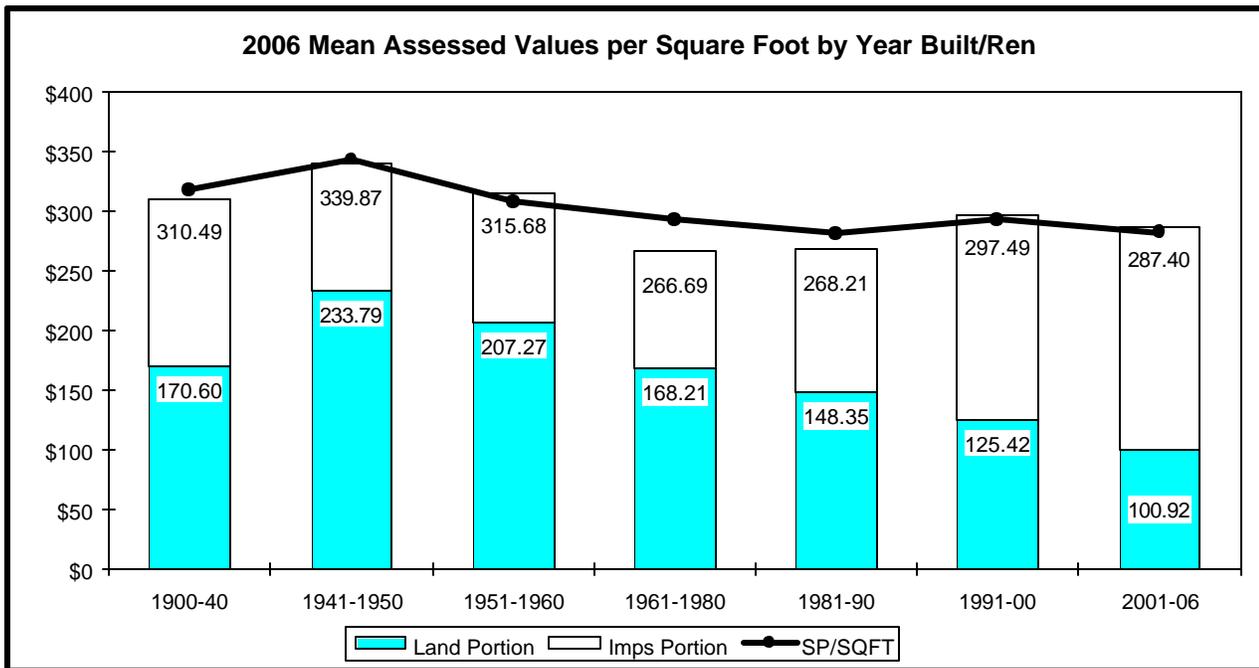
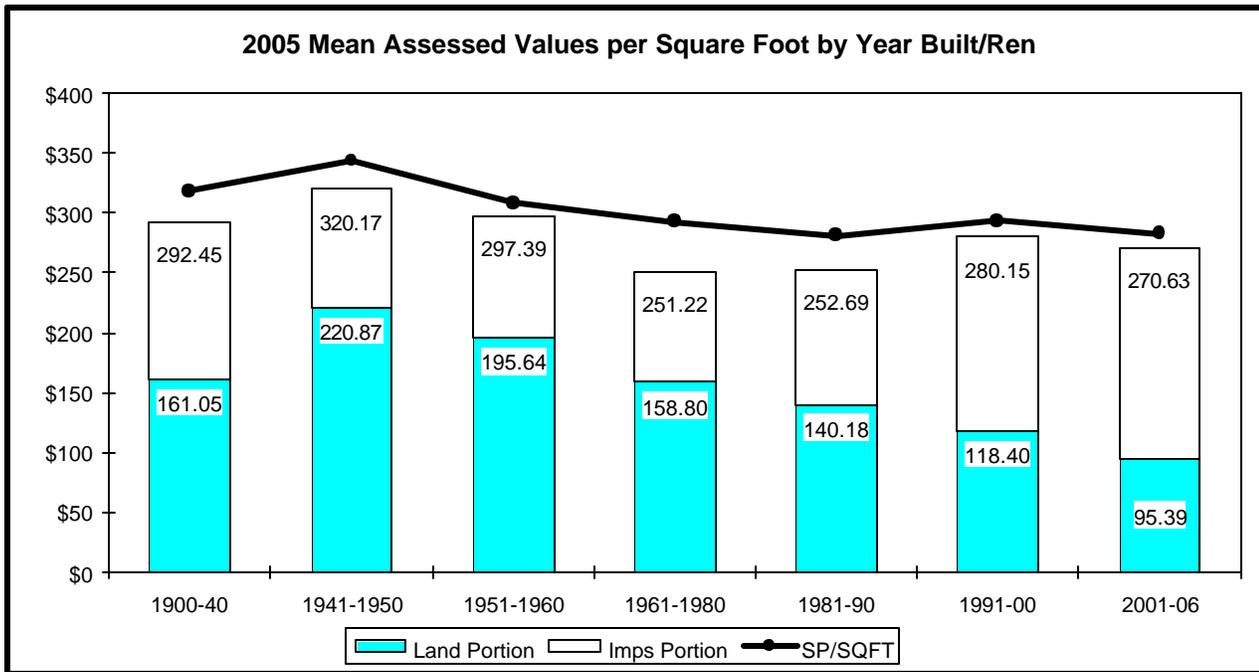
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.66%
6	54	7.16%
7	542	71.88%
8	139	18.44%
9	11	1.46%
10	3	0.40%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	754	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	15	0.37%
6	235	5.82%
7	2873	71.13%
8	807	19.98%
9	96	2.38%
10	11	0.27%
11	2	0.05%
12	0	0.00%
13	0	0.00%
	4039	



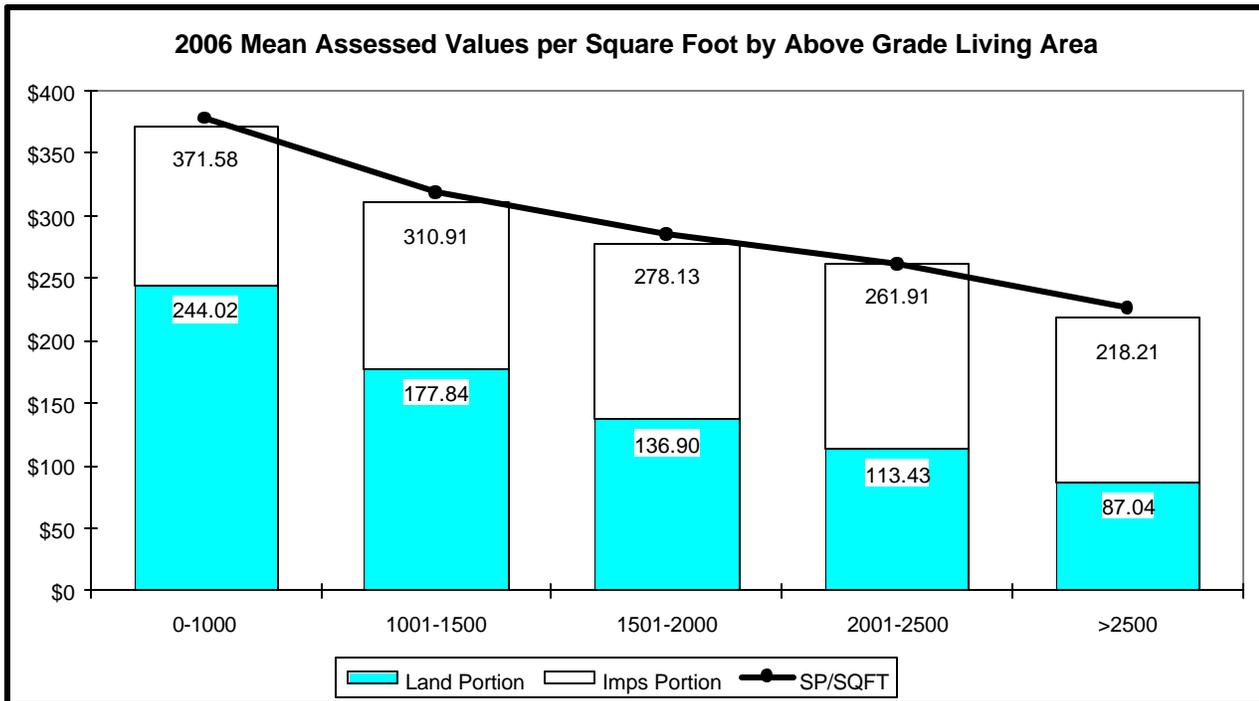
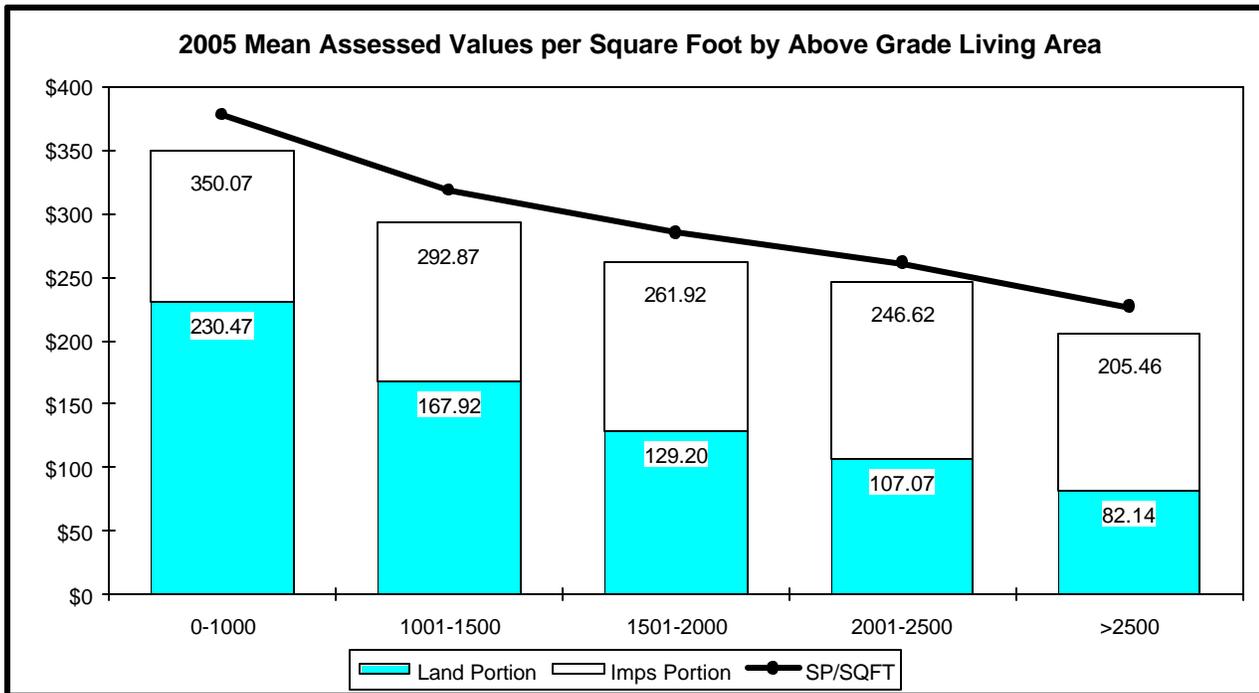
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2005 and 2006 Per Square Foot Values By Year Built / Renovated



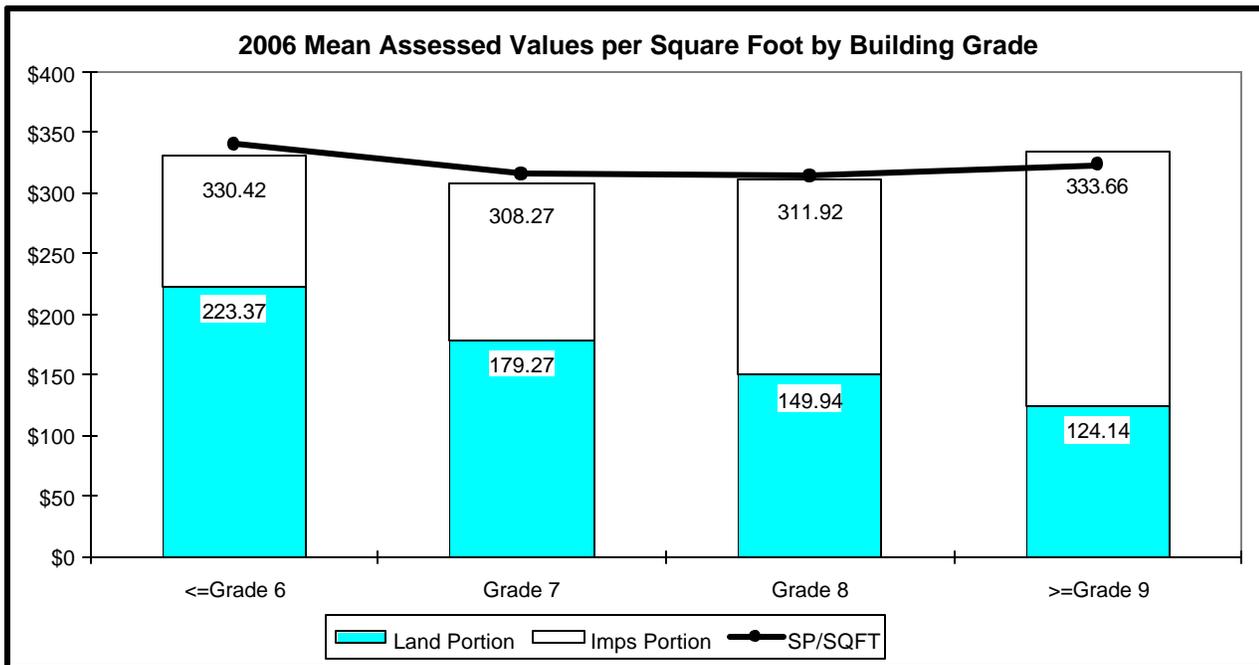
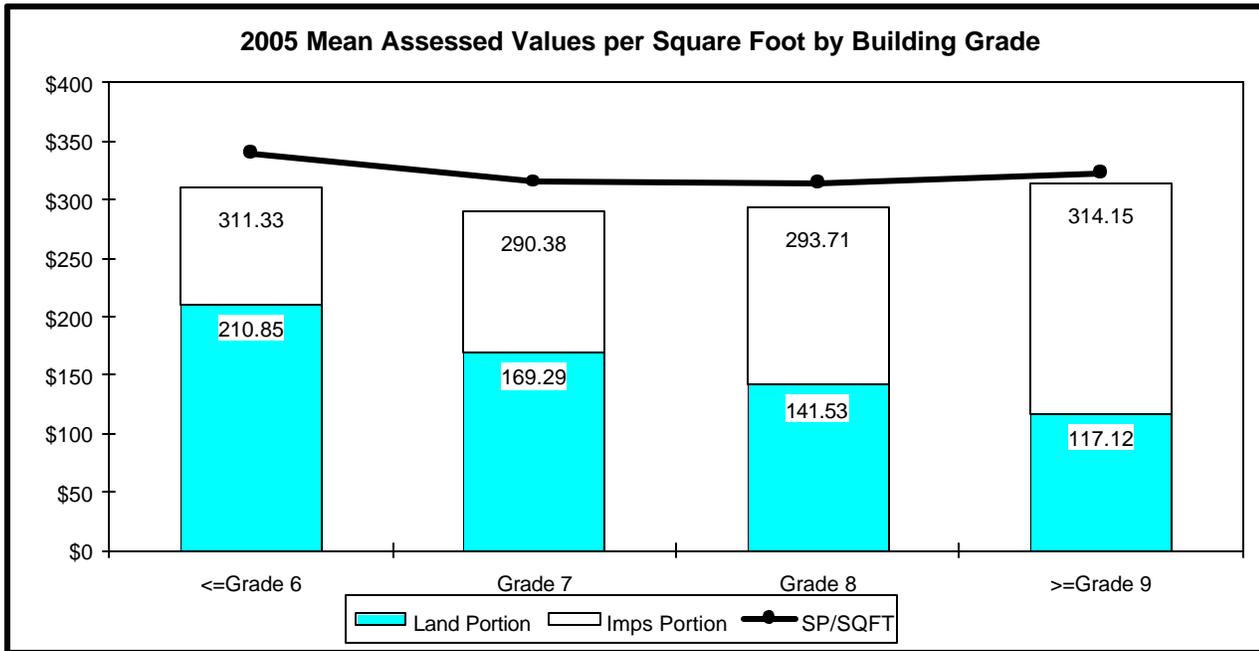
These charts show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area**



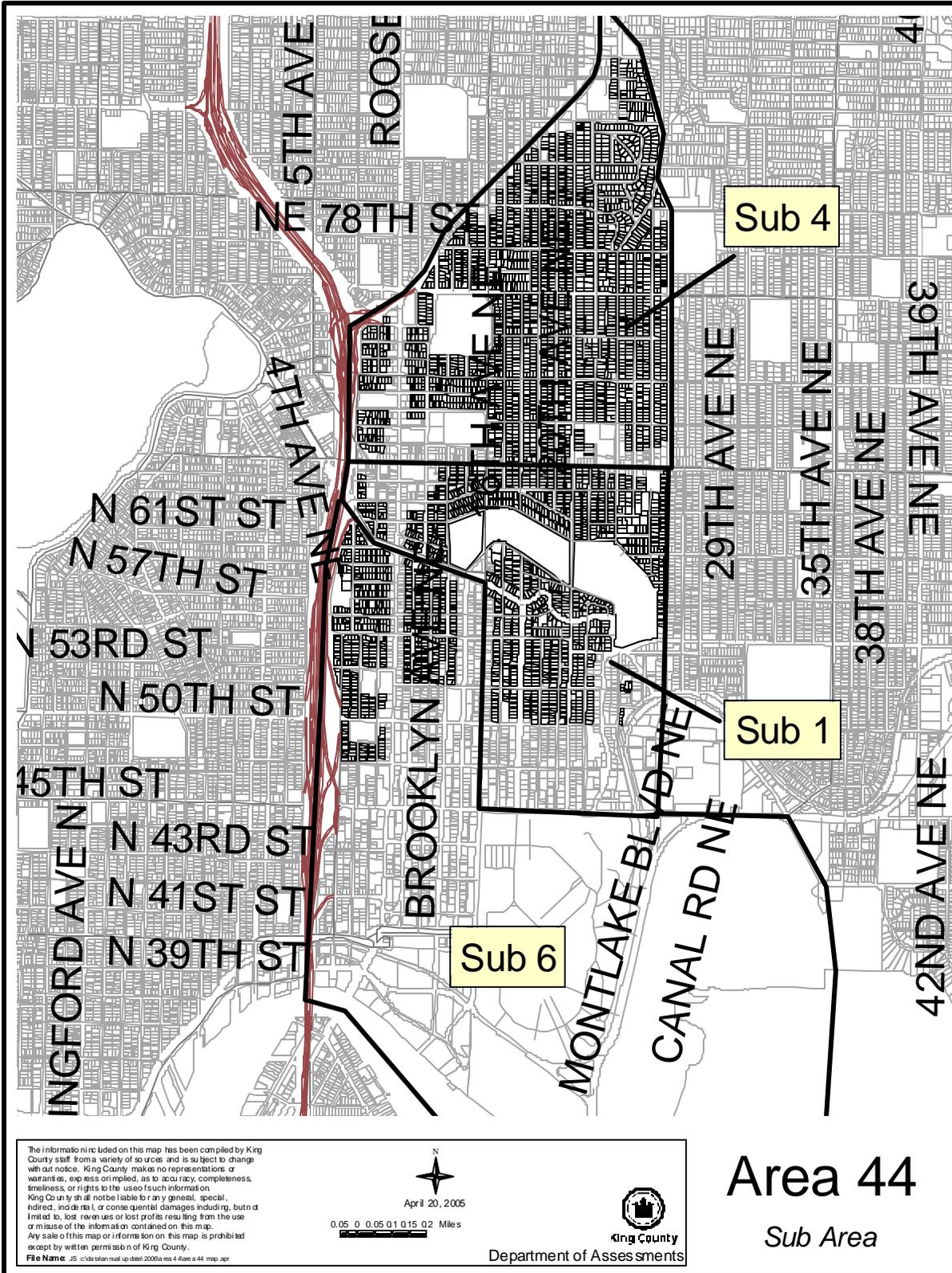
These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2005 and 2006 Per Square Foot Values By Building Grade



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area 44 Map



# Annual Update Process

## ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the total percentage change indicated by the sales sample, a market adjustment for land values was derived. This resulted in an overall 5.8% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

**2006 Land Value = 2005 Land Value x 1.062, with the result rounded down to the next \$1,000.**

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 754 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that the update formula needed to be an overall adjustment to assessment level in order to improve the uniformity of values throughout the area. The derived adjustment formula is:

$$\mathbf{2006\ Total\ Value = 2005\ Total\ Value / .94073377}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006\ Improvements\ Value = 2006\ Total\ Value\ minus\ 2006\ Land\ Value$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the total % change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.062)–New Land Value = New Improvement Value.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new land value. ((Previous Land Value \* 1.062) + (Previous Improvement Value)).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, apply the model.

### **Mobile Home Update**

There are no mobile homes in this area.

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

# Area 44 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

6.30%

**Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .979.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	5	0.889	0.943	6.0%	0.776	1.109
6	54	0.920	0.976	6.1%	0.936	1.017
7	542	0.919	0.975	6.2%	0.963	0.988
8	139	0.928	0.985	6.2%	0.961	1.010
9	11	0.959	1.019	6.2%	0.965	1.072
10	3	1.033	1.097	6.2%	0.840	1.354
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1910	112	0.906	0.962	6.2%	0.933	0.992
1911-1920	145	0.924	0.981	6.2%	0.955	1.008
1921-1930	242	0.922	0.979	6.2%	0.962	0.996
1931-1940	39	0.920	0.977	6.2%	0.930	1.025
1941-1950	100	0.928	0.986	6.2%	0.959	1.013
1951-1960	32	0.970	1.030	6.1%	0.977	1.082
1961-1970	15	0.920	0.977	6.1%	0.895	1.059
1971-1980	7	0.759	0.806	6.2%	0.755	0.857
1981-1990	18	0.881	0.935	6.2%	0.874	0.997
1991-2000	13	0.950	1.008	6.2%	0.961	1.056
>2000	31	0.956	1.016	6.2%	0.969	1.063
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	477	0.920	0.977	6.2%	0.964	0.990
Good	219	0.930	0.987	6.2%	0.968	1.006
Very Good	58	0.912	0.969	6.2%	0.926	1.012
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	323	0.925	0.982	6.1%	0.966	0.998
1.5	282	0.928	0.986	6.2%	0.968	1.003
2	124	0.907	0.963	6.2%	0.938	0.989
>2	25	0.918	0.975	6.2%	0.920	1.030

## Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .979.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

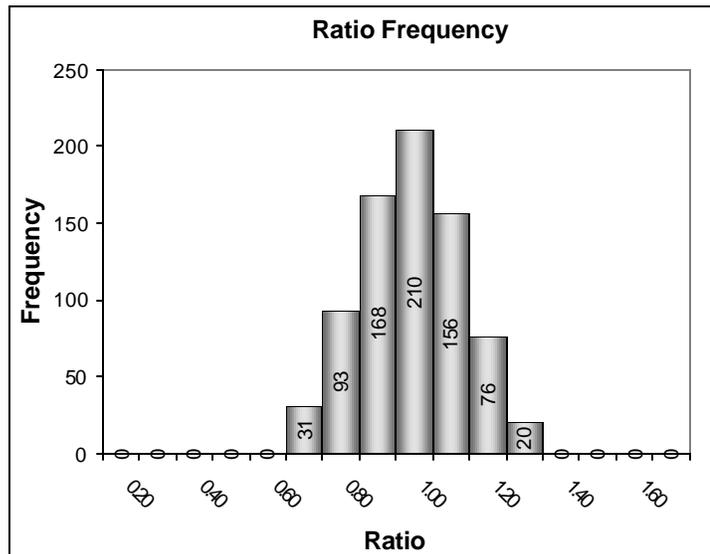
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	38	0.950	1.009	6.2%	0.961	1.057
801-1000	151	0.919	0.976	6.1%	0.954	0.998
1001-1500	297	0.921	0.977	6.2%	0.961	0.994
1501-2000	181	0.917	0.974	6.2%	0.951	0.997
2001-2500	62	0.946	1.004	6.2%	0.969	1.039
2501-3000	20	0.900	0.956	6.2%	0.885	1.026
3001-4000	5	0.933	0.991	6.2%	0.827	1.154
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Yes	18	0.893	0.948	6.2%	0.869	1.026
No	736	0.923	0.980	6.2%	0.970	0.991
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Yes	0	NA	NA	NA	NA	NA
No	754	0.923	0.979	6.2%	0.969	0.990
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	182	0.931	0.989	6.2%	0.968	1.009
4	435	0.920	0.977	6.2%	0.963	0.990
6	137	0.915	0.971	6.1%	0.944	0.999
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	82	0.939	0.996	6.1%	0.963	1.029
3000-5000	489	0.919	0.976	6.2%	0.963	0.989
5001-8000	171	0.922	0.979	6.2%	0.958	1.000
8001-12000	12	0.950	1.008	6.2%	0.893	1.123

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NW/Team3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 7/31/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 44	<b>Appr ID:</b> DPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	754
<i>Mean Assessed Value</i>	390,500
<i>Mean Sales Price</i>	423,300
<i>Standard Deviation AV</i>	101,370
<i>Standard Deviation SP</i>	122,875
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.939
<i>Median Ratio</i>	0.942
<i>Weighted Mean Ratio</i>	0.923
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.601
<i>Highest ratio:</i>	1.284
<i>Coefficient of Dispersion</i>	11.85%
<i>Standard Deviation</i>	0.137
<i>Coefficient of Variation</i>	14.53%
<i>Price Related Differential (PRD)</i>	1.018
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.926
<i>Upper limit</i>	0.957
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.930
<i>Upper limit</i>	0.949
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	4039
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.137
<b>Recommended minimum:</b>	30
<i>Actual sample size:</i>	754
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	375
<i># ratios above mean:</i>	379
<i>z:</i>	0.146
<b>Conclusion:</b>	Normal*
<i>*i.e. no evidence of non-normality</i>	



### COMMENTS:

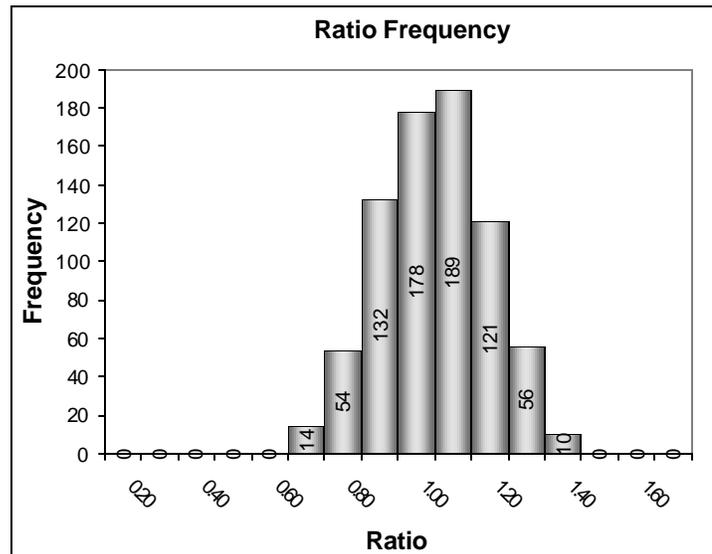
1 to 3 Unit Residences throughout area 44

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NW/Team3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 7/31/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 44	<b>Appr ID:</b> DPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	754
<i>Mean Assessed Value</i>	414,600
<i>Mean Sales Price</i>	423,300
<i>Standard Deviation AV</i>	107,754
<i>Standard Deviation SP</i>	122,875
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.997
<i>Median Ratio</i>	1.000
<i>Weighted Mean Ratio</i>	0.979
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.638
<i>Highest ratio:</i>	1.365
<i>Coefficient of Dispersion</i>	11.86%
<i>Standard Deviation</i>	0.145
<i>Coefficient of Variation</i>	14.54%
<i>Price Related Differential (PRD)</i>	1.018
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.983
<i>Upper limit</i>	1.016
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.987
<i>Upper limit</i>	1.008
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	4039
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.145
<b>Recommended minimum:</b>	34
<i>Actual sample size:</i>	754
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	374
<i># ratios above mean:</i>	380
<i>z:</i>	0.219
<b>Conclusion:</b>	Normal*
<i>*i.e. no evidence of non-normality</i>	



### COMMENTS:

1 to 3 Unit Residences throughout area 44

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

- |              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

- |              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	919120	0140	1/20/05	\$330,000	1040	0	6	1910	3	4731	N	N	5709 25TH AV NE
001	910600	0365	1/28/05	\$425,000	1440	200	6	1915	3	5000	N	N	6204 24TH AV NE
001	010300	0019	8/16/04	\$458,000	1580	770	6	1906	4	8237	N	N	6104 RAVENNA AV NE
001	861580	0405	5/2/05	\$480,000	1900	0	6	1904	4	5400	N	N	5526 17TH AV NE
001	922140	0600	9/21/05	\$349,000	820	0	7	1919	3	2580	N	N	821 NE 63RD ST
001	717370	0060	1/10/05	\$370,000	890	850	7	1913	3	5000	N	N	5247 21ST AV NE
001	717370	0060	10/15/03	\$335,000	890	850	7	1913	3	5000	N	N	5247 21ST AV NE
001	010300	0006	1/5/04	\$390,000	900	820	7	1952	4	4060	N	N	6120 RAVENNA AV NE
001	882490	0015	10/13/04	\$426,000	920	0	7	1919	4	3560	N	N	6318 22ND AV NE
001	168140	0260	7/9/03	\$392,500	940	0	7	1920	3	3720	N	N	2108 NE 61ST ST
001	861580	0561	2/25/05	\$381,000	960	860	7	1917	5	2728	N	N	1722 NE 56TH ST
001	922140	0735	6/28/04	\$284,000	1000	0	7	1921	3	2760	N	N	810 NE RAVENNA BL
001	861580	0740	6/10/04	\$460,000	1010	0	7	1922	3	4320	N	N	1840 NE RAVENNA BL
001	179750	0565	2/17/04	\$317,000	1020	670	7	1913	3	4000	N	N	6310 12TH AV NE
001	922140	0645	2/11/05	\$350,000	1060	210	7	1924	3	3400	N	N	822 NE 62ND ST
001	882590	0465	6/21/04	\$389,000	1090	240	7	1920	4	4788	N	N	1503 NE 63RD ST
001	664690	0030	2/16/05	\$590,000	1110	1000	7	1945	5	4080	N	N	5612 PARK RD NE
001	882490	0340	6/1/05	\$404,500	1120	0	7	1919	3	3800	N	N	6223 22ND AV NE
001	179750	0555	3/3/03	\$290,000	1120	0	7	1922	3	4000	N	N	6302 12TH AV NE
001	922140	0360	8/17/04	\$285,000	1130	130	7	1923	3	3780	N	N	802 NE 63RD ST
001	922140	0745	2/9/05	\$380,000	1150	750	7	1923	4	1890	N	N	816 NE RAVENNA BL
001	717370	0362	7/25/03	\$404,500	1160	400	7	1918	4	4080	N	N	6306 RAVENNA AV NE
001	010300	0116	6/17/04	\$406,000	1180	0	7	1946	3	5500	N	N	6108 24TH AV NE
001	861580	0660	7/27/05	\$499,000	1240	0	7	1905	3	3960	N	N	1815 NE 58TH ST
001	717370	0465	5/30/03	\$477,000	1250	0	7	1920	3	6000	N	N	6300 23RD AV NE
001	717370	0465	3/29/05	\$472,000	1250	0	7	1920	3	6000	N	N	6300 23RD AV NE
001	922140	0345	4/25/03	\$268,000	1260	0	7	1924	3	5080	N	N	6308 8TH AV NE
001	221800	0220	4/14/05	\$525,000	1290	880	7	1922	4	3600	N	N	5636 20TH AV NE
001	882590	0010	4/1/04	\$410,000	1300	570	7	1919	3	4240	N	N	6325 20TH AV NE
001	010300	0105	7/22/03	\$360,000	1300	320	7	1942	3	4400	N	N	6116 24TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	922140	0730	1/22/04	\$368,500	1320	0	7	1998	3	2700	N	N	804 NE RAVENNA BL
001	092504	9287	4/26/05	\$389,000	1330	0	7	1926	3	3034	N	N	6253 25TH AV NE
001	882490	0320	7/28/03	\$457,000	1360	400	7	1919	3	3800	N	N	6276 21ST AV NE
001	092504	9303	4/15/05	\$310,000	1380	360	7	1926	3	3050	N	N	2415 NE 65TH ST
001	861580	0670	10/5/05	\$473,000	1390	0	7	1910	3	4320	N	N	1825 NE 58TH ST
001	882490	0135	5/28/03	\$425,000	1400	0	7	1922	3	3760	N	N	6318 20TH AV NE
001	179750	0215	10/27/05	\$509,500	1420	900	7	1909	4	4000	N	N	1415 NE 63RD ST
001	882490	0285	6/22/04	\$475,000	1440	290	7	1919	3	4300	N	N	2013 NE 63RD ST
001	182480	0015	6/2/03	\$325,000	1450	0	7	1925	3	3280	N	N	6039 25TH AV NE
001	861580	0210	5/14/03	\$549,000	1460	300	7	1901	4	4320	N	N	5722 16TH AV NE
001	179750	0520	9/10/04	\$350,000	1460	120	7	1921	3	4200	N	N	6323 BROOKLYN AV NE
001	861580	0450	11/11/04	\$445,000	1470	540	7	1917	3	5400	N	N	5509 20TH AV NE
001	092504	9319	7/13/04	\$379,000	1470	0	7	1926	3	4068	N	N	6207 25TH AV NE
001	221800	0410	6/28/05	\$536,200	1470	0	7	1914	4	2500	N	N	5416 21ST AV NE
001	882390	0025	12/10/03	\$460,000	1480	760	7	1912	4	4110	N	N	5252 19TH AV NE
001	882490	0025	7/1/03	\$417,000	1500	0	7	1908	3	3560	N	N	6310 22ND AV NE
001	092504	9282	11/6/03	\$364,000	1550	690	7	1926	5	2952	N	N	6245 25TH AV NE
001	882590	0395	3/24/03	\$300,000	1560	0	7	1918	3	3960	N	N	6320 15TH AV NE
001	919120	0015	12/16/04	\$433,500	1580	470	7	1927	4	3320	N	N	5765 25TH AV NE
001	717370	0135	12/13/05	\$470,000	1580	640	7	1920	5	3700	N	N	5018 20TH AV NE
001	919120	0015	11/12/03	\$369,000	1580	470	7	1927	4	3320	N	N	5765 25TH AV NE
001	179750	1005	11/16/05	\$505,000	1590	0	7	1917	3	4000	N	N	1010 NE 61ST ST
001	861580	0470	7/2/04	\$565,000	1590	380	7	1920	3	4320	Y	N	1816 NE 55TH ST
001	717370	0125	3/26/04	\$370,000	1600	820	7	1915	4	3650	N	N	5008 20TH AV NE
001	717370	0275	3/26/04	\$499,950	1620	240	7	1926	5	4500	N	N	5764 24TH AV NE
001	861580	0335	7/9/03	\$380,000	1620	0	7	1905	3	4860	N	N	5518 16TH AV NE
001	179750	0515	5/3/04	\$506,000	1630	770	7	1919	4	4480	N	N	1213 NE 63RD ST
001	179750	0525	6/4/04	\$450,000	1630	1140	7	1920	4	4160	N	N	6319 BROOKLYN AV NE
001	221800	0240	9/23/04	\$479,700	1680	0	7	1910	4	5000	N	N	2112 NE 55TH ST
001	179750	0340	12/16/03	\$462,000	1690	300	7	1941	3	4120	N	N	1352 NE 62ND ST
001	861580	0235	10/29/04	\$641,000	1710	650	7	1919	3	5400	N	N	1608 NE RAVENNA BL

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	882490	0195	1/25/05	\$562,000	1730	0	7	1908	4	3800	N	N	6319 21ST AV NE
001	179750	0055	11/29/05	\$550,000	1740	0	7	1909	3	4000	N	N	1402 NE 63RD ST
001	882590	0245	3/1/05	\$548,000	1750	860	7	1909	3	4080	N	N	6330 17TH AV NE
001	717480	0310	8/24/04	\$490,000	1770	600	7	1914	3	5000	N	N	5212 21ST AV NE
001	882490	0250	1/20/04	\$465,000	1770	0	7	1914	3	4700	N	N	6264 20TH AV NE
001	179750	1000	2/23/03	\$387,200	1770	0	7	1910	3	4000	N	N	1014 NE 61ST ST
001	861580	0185	5/9/03	\$465,000	1790	0	7	1905	4	4320	N	N	5719 16TH AV NE
001	882590	0415	11/9/04	\$760,000	1810	0	7	1923	5	4510	N	N	1615 NE 63RD ST
001	882590	0115	11/23/05	\$760,000	1820	0	7	1910	3	4080	N	N	6311 19TH AV NE
001	861580	0035	6/7/05	\$569,000	1820	0	7	1905	4	3700	N	N	5525 16TH AV NE
001	861580	0050	8/1/05	\$630,000	1827	884	7	1920	4	4860	N	N	5511 16TH AV NE
001	882390	0285	6/18/04	\$730,500	1840	0	7	1920	4	4752	N	N	5268 18TH AV NE
001	882390	0285	4/16/03	\$600,000	1840	0	7	1920	4	4752	N	N	5268 18TH AV NE
001	882490	0060	5/10/04	\$605,000	1860	500	7	1919	4	3800	N	N	6318 21ST AV NE
001	179750	0390	4/28/05	\$567,000	1880	0	7	1911	4	4000	N	N	1220 NE 61ST ST
001	179750	0605	7/13/05	\$475,000	1890	0	7	1920	3	4120	N	N	6411 BROOKLYN AV NE
001	861580	0500	3/10/04	\$536,500	1930	400	7	1917	3	4536	N	N	1718 NE 55TH ST
001	882590	0320	11/30/04	\$414,000	1930	0	7	1911	3	4080	N	N	6326 16TH AV NE
001	179750	0250	11/16/04	\$440,000	1940	200	7	1908	3	4000	N	N	1321 NE 63RD ST
001	179750	0160	1/29/03	\$616,000	1970	0	7	1992	3	6608	N	N	6318 BROOKLYN AV NE
001	717370	0030	5/18/05	\$567,500	1980	950	7	1914	3	4050	N	N	5220 20TH AV NE
001	221800	0110	11/11/05	\$513,000	1980	0	7	1969	3	5000	N	N	5413 21ST AV NE
001	179750	0030	3/26/04	\$465,000	1980	500	7	1911	3	5166	N	N	6307 15TH AV NE
001	179750	0960	2/11/04	\$330,000	1990	0	7	1910	3	4000	N	N	6121 12TH AV NE
001	179750	0335	5/13/03	\$485,000	2010	630	7	1910	3	4120	N	N	1348 NE 62ND ST
001	179750	0190	1/16/04	\$430,000	2020	460	7	1919	5	4480	N	N	6410 BROOKLYN AV NE
001	882390	0270	5/17/04	\$549,000	2040	540	7	1917	3	4320	Y	N	5260 18TH AV NE
001	717480	0345	9/27/04	\$504,582	2050	900	7	1913	3	4500	N	N	2107 NE 54TH ST
001	221800	0390	2/10/03	\$412,500	2060	0	7	1903	3	6000	N	N	2115 NE 55TH ST
001	717480	0035	5/18/05	\$680,000	2070	1290	7	1911	3	5000	Y	N	5032 21ST AV NE
001	922140	0770	12/22/05	\$545,000	2070	0	7	1911	4	2925	N	N	824 NE RAVENNA BL

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	717480	0035	8/26/03	\$551,000	2070	1290	7	1911	3	5000	Y	N	5032 21ST AV NE
001	717370	0140	9/22/03	\$479,000	2090	940	7	1922	3	3750	N	N	5022 20TH AV NE
001	882390	0300	12/20/04	\$550,000	2150	320	7	1910	3	4320	N	N	5261 18TH AV NE
001	717370	0145	6/22/04	\$530,000	2160	750	7	1920	3	3750	N	N	5026 20TH AV NE
001	882590	0700	7/1/03	\$765,000	2240	100	7	1912	5	5434	N	N	1760 NE 62ND ST
001	717370	0185	7/18/05	\$696,395	2240	1020	7	1905	4	5000	N	N	5033 21ST AV NE
001	221800	0040	7/15/03	\$435,000	2240	1000	7	1922	3	4550	N	N	5502 20TH AV NE
001	179800	0091	9/30/04	\$382,650	2240	0	7	1917	3	3355	N	N	1012 NE RAVENNA BL
001	882390	0215	7/14/03	\$539,000	2290	0	7	1922	3	4320	N	N	5220 18TH AV NE
001	717480	0300	3/24/04	\$480,000	2400	1100	7	1913	3	5000	N	N	5200 21ST AV NE
001	861580	0435	10/3/05	\$665,000	2410	0	7	1970	3	8496	N	N	1847 NE RAVENNA BL
001	717480	0040	3/24/04	\$500,000	2420	560	7	1963	3	5000	Y	N	5036 21ST AV NE
001	882590	0440	7/25/05	\$860,000	2650	0	7	1910	5	4120	N	N	1523 NE 63RD ST
001	664690	0115	7/1/03	\$319,000	810	0	8	1970	4	4278	N	N	2015 NE 58TH ST
001	221800	0373	10/4/05	\$489,000	1040	750	8	1950	3	4500	N	N	5411 RAVENNA AV NE
001	179800	0025	4/14/04	\$371,500	1050	0	8	1910	3	3200	N	N	1221 NE 61ST ST
001	179750	0105	4/9/03	\$375,250	1090	250	8	1918	3	4480	N	N	6329 14TH AV NE
001	010300	0010	12/9/04	\$351,200	1190	0	8	1951	3	3920	N	N	6114 RAVENNA AV NE
001	082504	9052	9/1/05	\$411,825	1230	0	8	1917	3	3641	N	N	900 NE RAVENNA BL
001	179800	0015	8/9/05	\$539,900	1290	0	8	1911	3	3120	N	N	1215 NE 61ST ST
001	179750	0900	7/13/03	\$367,000	1310	0	8	1917	3	3850	N	N	1012 NE 62ND ST
001	179750	0450	6/2/05	\$543,000	1430	100	8	1923	4	4200	N	N	6223 BROOKLYN AV NE
001	910600	0205	6/4/04	\$555,000	1440	1410	8	1965	3	5000	N	N	6216 23RD AV NE
001	919120	0170	9/2/05	\$465,000	1460	100	8	1928	3	3071	N	N	5701 25TH AV NE
001	882590	0845	10/21/04	\$619,000	1460	200	8	1920	5	3744	N	N	1750 NE NAOMI PL
001	861580	0425	12/1/03	\$499,950	1460	750	8	1925	3	5184	N	N	1835 NE RAVENNA BL
001	010300	0085	6/3/03	\$508,000	1480	0	8	1928	3	4600	N	N	2276 NE 61ST ST
001	179750	0065	6/9/03	\$417,500	1480	0	8	1912	4	4400	N	N	6316 14TH AV NE
001	179750	0470	10/9/03	\$490,000	1500	0	8	1919	3	4240	N	N	6207 BROOKLYN AV NE
001	882590	0650	11/12/03	\$412,300	1510	1040	8	1910	3	5434	N	N	1718 NE 62ND ST
001	168140	0180	3/25/05	\$531,000	1530	0	8	1987	3	3384	N	N	6111 RAVENNA AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	740870	0025	9/23/03	\$650,000	1570	1030	8	1922	5	4383	N	N	5818 17TH AV NE
001	179750	0115	12/8/05	\$550,000	1570	0	8	1908	4	4480	N	N	6323 14TH AV NE
001	664690	0125	6/27/05	\$655,000	1590	870	8	1928	3	3737	N	N	5621 PARK RD NE
001	882390	1450	6/23/03	\$440,000	1640	820	8	1913	3	4480	N	N	5014 19TH AV NE
001	882490	0310	7/9/04	\$780,000	1670	840	8	1919	5	3800	N	N	6284 21ST AV NE
001	179750	0100	12/27/05	\$605,500	1670	0	8	1910	4	4480	N	N	6333 14TH AV NE
001	861580	0460	10/31/03	\$450,000	1690	0	8	1908	3	4536	N	N	1822 NE 55TH ST
001	182480	0065	8/18/04	\$370,000	1690	300	8	1947	3	4100	N	N	6017 25TH AV NE
001	182480	0065	7/15/03	\$355,500	1690	300	8	1947	3	4100	N	N	6017 25TH AV NE
001	861580	0455	9/14/05	\$600,000	1720	0	8	1910	4	5400	N	N	5501 20TH AV NE
001	882390	0105	5/14/03	\$425,000	1750	900	8	1920	3	4320	N	N	5265 19TH AV NE
001	179750	0080	4/26/05	\$630,000	1770	0	8	1919	3	4400	N	N	6330 14TH AV NE
001	882590	0190	4/26/05	\$680,000	1790	160	8	1917	5	6120	N	N	6311 18TH AV NE
001	882390	0065	8/17/05	\$730,000	1830	780	8	2003	3	6480	N	N	5220 19TH AV NE
001	882390	0065	6/25/03	\$657,000	1830	780	8	2003	3	6480	N	N	5220 19TH AV NE
001	179750	0225	8/8/03	\$475,500	1830	0	8	1909	5	4000	N	N	1411 NE 63RD ST
001	882390	1370	6/21/05	\$685,000	1850	910	8	1923	3	4320	N	N	5026 18TH AV NE
001	882590	0745	6/10/05	\$715,000	1850	580	8	1916	5	4200	N	N	6279 20TH AV NE
001	882590	0745	6/17/03	\$560,000	1850	580	8	1916	5	4200	N	N	6279 20TH AV NE
001	882490	0170	7/1/03	\$502,900	1890	0	8	1912	3	6650	N	N	6303 21ST AV NE
001	010300	0230	5/10/05	\$545,000	1890	1140	8	1927	3	4720	N	N	2276 NE 60TH ST
001	882590	0480	11/15/05	\$730,000	1930	0	8	1919	4	3978	N	N	1508 NE 62ND ST
001	882390	1030	2/26/03	\$505,000	1930	0	8	1926	3	4320	N	N	5033 17TH AV NE
001	882390	0455	5/2/03	\$575,000	1960	50	8	1921	3	4320	N	N	5248 17TH AV NE
001	861580	0200	6/20/05	\$845,000	1970	0	8	1908	3	4212	N	N	5730 16TH AV NE
001	882590	0270	5/2/03	\$553,490	1980	0	8	1922	4	4080	N	N	6315 17TH AV NE
001	882390	1300	8/2/04	\$629,000	2010	1030	8	1922	4	4320	N	N	5031 19TH AV NE
001	882590	0790	10/26/04	\$635,000	2030	0	8	1928	3	3354	N	N	1908 NE NAOMI PL
001	882390	0710	6/1/04	\$729,500	2050	750	8	1914	5	4320	N	N	5255 16TH AV NE
001	882390	0710	7/11/05	\$695,000	2050	750	8	1914	5	4320	N	N	5255 16TH AV NE
001	861580	0525	8/5/04	\$739,000	2070	0	8	1995	3	5252	N	N	1715 NE RAVENNA BL

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	882590	0560	12/13/04	\$775,000	2090	500	8	1913	5	5434	N	N	1905 NE NAOMI PL
001	882390	1035	12/15/05	\$628,750	2110	280	8	1923	3	4320	N	N	5029 17TH AV NE
001	882390	1305	6/10/05	\$695,000	2140	910	8	1922	4	4320	N	N	5027 19TH AV NE
001	221800	0315	4/6/04	\$537,500	2150	420	8	1905	5	4000	N	N	2107 NE RAVENNA BL
001	882390	1170	5/13/04	\$570,000	2160	850	8	1922	4	4320	N	N	5027 18TH AV NE
001	882390	1155	9/16/04	\$581,000	2170	850	8	1924	3	4320	N	N	5039 18TH AV NE
001	882390	1430	10/25/04	\$530,000	2190	0	8	1922	3	4440	N	N	5030 19TH AV NE
001	882490	0265	7/7/03	\$585,000	2310	1260	8	1919	5	3800	N	N	6227 21ST AV NE
001	221800	0310	8/7/03	\$630,000	2320	0	8	1916	5	5000	N	N	2111 NE RAVENNA BL
001	717370	0383	4/13/04	\$723,000	2560	0	8	1994	3	4590	N	N	2266 NE 63RD ST
001	717370	0383	4/21/03	\$660,500	2560	0	8	1994	3	4590	N	N	2266 NE 63RD ST
001	882390	1240	10/3/05	\$665,000	2590	750	8	1910	3	4320	N	N	5026 17TH AV NE
001	861580	0385	7/11/05	\$699,000	2610	400	8	1923	3	5400	N	N	5506 17TH AV NE
001	882390	0575	2/16/05	\$561,500	2810	1300	8	1908	4	5400	N	N	5207 17TH AV NE
001	882390	0575	7/18/03	\$543,800	2810	1300	8	1908	4	5400	N	N	5207 17TH AV NE
001	882390	1200	5/11/04	\$708,000	2840	760	8	1922	3	6480	N	N	5003 18TH AV NE
001	882390	0885	10/15/03	\$516,750	2850	0	8	1910	4	4320	N	N	5043 16TH AV NE
001	882390	1060	5/11/05	\$793,000	2890	1160	8	1909	3	4320	N	N	5011 17TH AV NE
001	882390	0920	4/16/03	\$635,000	3140	240	8	1914	3	4320	N	N	5015 16TH AV NE
001	882390	0375	4/19/04	\$749,000	3370	1100	8	1910	3	6480	N	N	5203 18TH AV NE
001	882390	1140	4/27/05	\$900,000	3780	280	8	1911	3	6480	N	N	5047 18TH AV NE
001	010300	0035	8/24/04	\$625,000	1370	1940	9	1988	3	11327	N	N	2267 NE 62ND ST
001	882590	0210	11/1/05	\$751,650	1580	540	9	1917	3	4080	N	N	6302 17TH AV NE
001	664690	0025	4/12/04	\$556,000	1670	600	9	1929	4	2728	N	N	2106 NE RAVENNA BL
001	717480	0008	8/11/05	\$780,000	2300	760	9	1999	3	5000	Y	N	5008 21ST AVE NE
001	168140	0025	2/13/04	\$724,950	2340	0	9	2003	3	3800	N	N	6215 22ND AV NE
001	882390	0695	6/9/04	\$679,000	2360	0	9	1924	4	4536	N	N	5269 16TH AV NE
001	717370	0230	2/25/05	\$773,665	2470	440	9	1991	3	5452	N	N	2281 NE 60TH ST
004	288770	3010	4/1/04	\$240,000	700	0	5	1918	3	2850	N	N	7742 16TH AV NE
004	717730	0105	7/25/05	\$345,000	640	300	6	1925	3	3825	N	N	2212 NE 75TH ST
004	717730	0106	10/12/05	\$327,500	640	200	6	1925	4	4930	N	N	2216 NE 75TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	717730	0106	10/14/03	\$231,700	640	200	6	1925	4	4930	N	N	2216 NE 75TH ST
004	952810	2905	11/20/04	\$260,000	700	0	6	1902	4	3090	N	N	824 NE 66TH ST
004	510140	0665	2/15/05	\$255,000	700	0	6	1946	4	6380	N	N	2312 NE 86TH ST
004	000900	0135	6/25/04	\$365,000	720	720	6	1909	4	3811	N	N	7029 23RD AV NE
004	275470	0135	12/8/05	\$400,000	740	90	6	1920	4	3900	N	N	2014 NE 70TH ST
004	275470	0135	4/14/03	\$254,950	740	90	6	1920	4	3900	N	N	2014 NE 70TH ST
004	510140	0580	6/28/05	\$300,000	750	0	6	1939	3	6732	N	N	2337 NE 86TH ST
004	681460	0061	12/10/03	\$321,300	760	0	6	1930	3	3150	N	N	1410 NE 70TH ST
004	954720	2555	2/24/04	\$229,950	770	0	6	1905	3	6120	N	N	6810 15TH AV NE
004	288770	2095	4/8/03	\$279,950	770	0	6	1915	3	4305	N	N	7754 16TH AV NE
004	913810	0220	6/18/03	\$276,300	810	180	6	1911	4	3000	N	N	913 NE 73RD ST
004	717730	0406	6/28/05	\$300,000	820	0	6	1940	4	6600	N	N	2309 NE 77TH ST
004	275520	0025	3/25/03	\$214,000	900	0	6	1937	3	2520	N	N	6805 RAVENNA AV NE
004	681460	0300	3/15/05	\$384,000	950	0	6	1927	3	3360	N	N	7013 BROOKLYN AV NE
004	681460	0035	5/6/03	\$299,950	1000	0	6	1908	4	4080	N	N	7013 15TH AV NE
004	952810	2690	8/26/03	\$294,500	1080	0	6	1908	5	3090	N	N	834 NE 67TH ST
004	681460	0220	3/26/03	\$331,000	1390	0	6	1907	4	2952	N	N	7004 BROOKLYN AV NE
004	288770	1205	5/20/03	\$248,000	620	0	7	1917	3	2869	N	N	8019 19TH AV NE
004	723760	0040	3/4/04	\$260,000	680	0	7	1929	3	2850	N	N	7723 20TH AV NE
004	717370	0509	12/12/05	\$450,000	720	720	7	1939	4	5376	N	N	7527 21ST AV NE
004	297980	1075	8/19/05	\$355,000	730	0	7	1926	3	2392	N	N	7527 12TH AV NE
004	792010	0025	5/10/05	\$305,000	740	0	7	1947	3	5100	N	N	6837 25TH AV NE
004	318660	0030	8/19/05	\$341,000	760	200	7	1942	3	5487	N	N	8037 RAVENNA AV NE
004	671670	0780	10/11/04	\$287,000	760	0	7	1941	5	5000	N	N	7310 11TH AV NE
004	318660	0070	3/26/03	\$285,000	760	140	7	1942	3	5500	N	N	8104 23RD CT NE
004	318660	0080	6/4/03	\$305,000	760	760	7	1942	3	9639	N	N	8114 23RD CT NE
004	318660	0035	5/20/03	\$245,000	760	100	7	1942	3	5390	N	N	8031 RAVENNA AV NE
004	717780	0060	8/29/05	\$389,000	770	180	7	1950	3	3840	N	N	7307 23RD AV NE
004	954720	4065	4/7/03	\$296,000	770	620	7	1948	3	3060	N	N	7037 20TH AV NE
004	288770	1970	7/14/03	\$299,000	770	200	7	1926	4	2700	N	N	7706 15TH AV NE
004	318660	0005	11/9/05	\$358,000	780	560	7	1950	3	3130	N	N	8020 RAVENNA AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	717530	0035	6/23/04	\$325,000	780	0	7	1926	4	2250	N	N	7049 B RAVENNA AV NE
004	318660	0005	4/14/03	\$260,000	780	560	7	1950	3	3130	N	N	8020 RAVENNA AV NE
004	318660	0015	7/17/03	\$285,000	780	540	7	1944	3	5880	N	N	8010 RAVENNA AV NE
004	318810	0600	5/4/04	\$310,000	800	0	7	1942	3	6000	N	N	8208 22ND AV NE
004	318810	0465	4/7/04	\$284,950	810	0	7	1942	3	6050	N	N	8220 23RD AV NE
004	671670	0385	5/15/03	\$309,000	810	0	7	1939	4	4500	N	N	1022 NE 72ND ST
004	913710	1966	10/24/03	\$330,000	810	810	7	1915	5	4000	N	N	809 NE 71ST ST
004	000900	0230	7/18/05	\$400,000	830	560	7	1971	3	2575	N	N	7011 24TH AV NE
004	365870	0590	8/17/04	\$367,000	830	0	7	1924	3	3060	N	N	1022 NE 69TH ST
004	318810	0410	4/21/05	\$326,000	830	0	7	1942	3	6043	N	N	2208 NE 83RD ST
004	318810	0140	3/7/05	\$339,900	830	0	7	1942	3	6413	N	N	8123 21ST AV NE
004	318810	0075	12/5/04	\$338,000	830	0	7	1942	3	6490	N	N	8231 21ST AV NE
004	365870	0585	7/21/03	\$306,000	830	0	7	1924	3	3060	N	N	1018 NE 69TH ST
004	954720	2625	6/9/04	\$310,000	830	650	7	1930	3	3060	N	N	6910 15TH AV NE
004	318810	0350	4/8/04	\$270,000	830	0	7	1942	3	5914	N	N	8081 RAVENNA AV NE
004	318810	0420	4/15/04	\$279,000	830	0	7	1942	4	6046	N	N	2218 NE 83RD ST
004	723760	0240	6/30/05	\$300,000	830	0	7	1925	3	3800	N	N	7723 18TH AV NE
004	318810	0410	6/9/03	\$259,950	830	0	7	1942	3	6043	N	N	2208 NE 83RD ST
004	318810	0140	5/16/03	\$267,000	830	0	7	1942	3	6413	N	N	8123 21ST AV NE
004	717730	0690	9/21/05	\$306,000	840	0	7	1952	3	4156	N	N	2406 NE 75TH ST
004	318810	0200	3/7/05	\$355,000	840	0	7	1942	3	6490	N	N	2134 NE 81ST PL
004	318810	0050	2/3/05	\$320,000	840	0	7	1942	3	6431	N	N	8203 21ST AV NE
004	288770	1290	9/22/05	\$334,000	840	0	7	1909	4	4301	N	N	8054 17TH AV NE
004	717730	0665	10/14/04	\$252,500	840	0	7	1952	3	6180	N	N	7520 24TH AV NE
004	717730	0665	12/15/04	\$252,000	840	0	7	1952	3	6180	N	N	7520 24TH AV NE
004	753730	0060	11/23/05	\$411,000	850	120	7	1921	4	3800	N	N	7526 BROOKLYN AV NE
004	288770	0940	7/28/04	\$380,000	850	110	7	1929	4	2850	N	N	8020 19TH AV NE
004	288770	0945	11/3/04	\$365,000	850	250	7	1929	4	2850	N	N	8018 19TH AV NE
004	318810	0368	5/30/03	\$271,500	850	0	7	1942	3	5624	N	N	8057 RAVENNA AV NE
004	365870	0400	2/11/03	\$305,500	850	470	7	1907	3	3060	N	N	1013 NE 69TH ST
004	318810	0070	10/3/03	\$275,000	850	0	7	1942	3	6490	N	N	8225 21ST AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	052504	9085	11/28/05	\$332,000	860	600	7	1906	4	4050	N	N	1310 NE 68TH ST
004	528220	0055	5/19/04	\$322,500	860	0	7	1940	3	3800	N	N	7621 15TH AV NE
004	954720	1755	10/8/04	\$365,000	860	180	7	1908	4	3060	N	N	6844 18TH AV NE
004	717730	0495	4/21/04	\$249,000	860	0	7	1956	3	6180	N	N	2302 NE 75TH ST
004	717730	0175	7/6/04	\$260,000	860	0	7	1952	3	6205	N	N	7545 23RD AV NE
004	716920	0280	11/23/05	\$350,000	870	0	7	1966	3	4320	N	N	6534 24TH AV NE
004	000900	0145	3/24/05	\$529,000	870	870	7	1924	5	4017	N	N	7026 23RD AV NE
004	318810	0535	10/10/03	\$300,000	870	0	7	1942	4	6654	N	N	8244 22ND PL NE
004	717730	0455	8/5/03	\$269,900	870	0	7	1952	3	6192	N	N	7524 23RD AV NE
004	000900	0145	2/9/03	\$366,900	870	870	7	1924	5	4017	N	N	7026 23RD AV NE
004	318660	0010	9/4/03	\$306,000	880	420	7	1944	3	4800	N	N	8014 RAVENNA AV NE
004	952810	2710	10/12/04	\$299,999	880	0	7	1916	4	3090	N	N	822 NE 67TH ST
004	318660	0025	2/4/04	\$316,000	880	200	7	1942	3	5500	N	N	8043 RAVENNA AV NE
004	318760	0040	8/21/03	\$328,000	880	450	7	1949	4	4512	N	N	7705 22ND AV NE
004	297980	0025	9/13/04	\$277,000	880	880	7	1925	3	3998	N	N	7744 14TH AV NE
004	288770	1310	7/19/05	\$400,000	890	100	7	1927	3	3800	N	N	8038 17TH AV NE
004	275520	0040	7/15/03	\$299,950	890	420	7	1922	3	6272	N	N	2102 NE 68TH ST
004	671670	0740	8/19/03	\$299,000	890	710	7	1939	4	4000	N	N	7301 12TH AV NE
004	288770	0696	12/23/05	\$425,000	900	900	7	1938	4	4275	N	N	8205 19TH AV NE
004	318660	0055	9/9/04	\$375,000	900	400	7	1941	4	5500	N	N	8011 RAVENNA AV NE
004	288770	3170	2/10/04	\$333,000	900	0	7	1930	3	2850	N	N	7751 17TH AV NE
004	913710	1353	8/30/05	\$370,000	910	600	7	1972	3	3000	N	N	810 NE 71ST ST
004	052504	9047	9/2/05	\$456,000	910	0	7	1910	4	4080	N	N	1250 NE 69TH ST
004	723760	0110	6/30/05	\$410,000	910	120	7	1926	3	3588	N	N	7705 19TH AV NE
004	109300	0210	8/23/05	\$375,000	910	0	7	1948	3	4532	N	N	6842 24TH AV NE
004	109300	0055	8/19/04	\$449,500	910	910	7	1948	5	4120	N	N	6845 23RD AV NE
004	952810	2060	8/25/04	\$359,900	910	60	7	1925	4	3090	N	N	818 NE 69TH ST
004	721440	0055	6/29/04	\$370,000	910	350	7	1947	4	4841	N	N	6821 23RD AV NE
004	052504	9047	2/24/04	\$360,000	910	0	7	1910	4	4080	N	N	1250 NE 69TH ST
004	318810	0085	7/20/04	\$321,500	910	0	7	1942	3	6490	N	N	8243 21ST AV NE
004	318810	0375	7/11/03	\$273,000	910	0	7	1942	3	6600	N	N	2104 NE 83RD ST

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	288770	1316	1/23/03	\$289,000	910	0	7	1907	4	3800	N	N	8034 17TH AV NE
004	109300	0210	2/11/03	\$285,107	910	0	7	1948	3	4532	N	N	6842 24TH AV NE
004	913710	1206	2/27/04	\$375,000	920	460	7	1909	3	4500	Y	N	816 NE 72ND ST
004	288770	1425	7/12/05	\$385,000	920	0	7	1927	3	2850	N	N	8027 18TH AV NE
004	792010	0030	3/9/04	\$235,000	920	0	7	1946	3	5304	N	N	6833 25TH AV NE
004	288770	2070	6/26/03	\$299,950	920	500	7	1941	4	4305	N	N	7753 16TH AV NE
004	109300	0120	7/25/03	\$257,000	920	0	7	1942	3	3605	N	N	6832 23RD AV NE
004	682010	0080	9/2/04	\$295,000	930	0	7	1949	4	5922	N	N	1706 NE 75TH ST
004	288770	1251	4/14/05	\$360,000	930	0	7	1924	4	4275	N	N	8045 19TH AV NE
004	318810	0335	3/26/04	\$265,000	930	0	7	1942	3	6458	N	N	8172 23RD AV NE
004	510140	0669	2/10/04	\$397,500	940	640	7	1920	4	9082	N	N	8623 RAVENNA AV NE
004	288770	0935	10/18/05	\$471,000	940	760	7	1927	4	2850	N	N	8024 19TH AV NE
004	952810	2135	1/7/05	\$398,000	940	200	7	1908	4	4635	N	N	828 NE 69TH ST
004	717730	0310	5/10/05	\$352,000	940	0	7	1950	4	4841	N	N	7350 23RD AV NE
004	913810	0236	6/23/04	\$433,751	940	820	7	1907	4	4000	N	N	903 NE 73RD ST
004	318660	0635	10/11/05	\$385,000	940	290	7	1949	4	6480	N	N	7715 24TH AV NE
004	717730	0320	2/15/05	\$343,500	940	0	7	1950	3	5150	N	N	7346 23RD AV NE
004	717730	0395	2/11/03	\$249,000	940	0	7	1950	3	4750	N	N	7359 24TH AV NE
004	288770	0885	5/18/04	\$364,250	940	440	7	1988	3	2867	N	N	8052 19TH AV NE
004	365870	0810	5/26/03	\$330,000	950	750	7	1953	3	3876	N	N	1220 NE 68TH ST
004	318810	0560	8/24/04	\$317,000	950	0	7	1942	4	5845	N	N	8221 23RD AV NE
004	318760	0030	9/23/03	\$317,500	950	650	7	1938	3	4400	N	N	7717 22ND AV NE
004	954720	2595	6/2/04	\$358,500	960	0	7	1954	4	6120	N	N	6832 15TH AV NE
004	753730	0135	12/27/05	\$410,000	960	0	7	1922	3	3800	N	N	7535 14TH AV NE
004	717370	0883	4/2/03	\$279,995	960	0	7	1950	3	4635	N	N	7057 23RD AV NE
004	681460	0305	9/5/03	\$345,099	960	960	7	1909	3	4320	N	N	1214 NE 70TH ST
004	717220	0195	9/1/05	\$341,500	970	0	7	1952	3	4020	N	N	7557 RAVENNA AV NE
004	288770	1965	7/25/05	\$345,000	970	0	7	1929	3	2700	N	N	7710 15TH AV NE
004	343550	0095	6/21/05	\$389,500	970	0	7	1942	3	6528	N	N	7331 RAVENNA AV NE
004	716820	0140	8/16/05	\$392,500	970	180	7	1940	3	5504	N	N	2122 NE 73RD ST
004	717780	0090	2/12/03	\$305,550	970	600	7	1985	3	2880	N	N	7323 23RD AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	952810	2140	10/5/05	\$405,000	980	0	7	1913	3	4120	N	N	824 NE 69TH ST
004	717370	0862	7/29/04	\$392,000	980	0	7	1949	3	5150	N	N	7053 24TH AV NE
004	717780	0170	7/7/05	\$400,000	980	0	7	1925	4	5760	N	N	7311 24TH AV NE
004	318810	0095	11/18/03	\$299,950	980	0	7	1942	3	7085	N	N	8311 21ST AV NE
004	721440	0045	6/14/04	\$365,000	980	0	7	1991	3	4841	N	N	6811 23RD AV NE
004	042504	9152	3/28/05	\$350,000	990	140	7	1953	3	3902	N	N	6543 25TH AV NE
004	717730	0270	9/2/03	\$315,950	990	120	7	1953	3	4635	N	N	7343 23RD AV NE
004	343550	0030	2/11/04	\$349,000	1000	120	7	1941	3	7344	N	N	7330 20TH AV NE
004	717370	0524	9/15/05	\$331,000	1000	240	7	1950	3	4000	N	N	7505 RAVENNA AV NE
004	717370	0520	7/11/03	\$364,000	1000	760	7	1946	3	7920	N	N	7527 RAVENNA AV NE
004	275520	0080	3/10/05	\$290,000	1000	0	7	1922	3	5376	N	N	6819 21ST AV NE
004	954720	3630	6/3/03	\$399,000	1000	930	7	1928	4	4080	N	N	7016 18TH AV NE
004	275520	0090	10/26/05	\$419,000	1010	130	7	1909	4	5395	N	N	6815 21ST AV NE
004	288770	2060	7/25/05	\$385,680	1010	1010	7	1967	3	4305	N	N	7747 16TH AV NE
004	954720	5520	9/24/04	\$350,000	1010	180	7	1926	4	3300	Y	N	7352 15TH AV NE
004	721440	0095	8/22/05	\$475,000	1020	400	7	1949	3	4841	N	N	6803 24TH AV NE
004	721440	0105	8/4/05	\$411,000	1020	0	7	1948	3	4841	N	N	6811 24TH AV NE
004	318660	0185	5/15/04	\$370,000	1020	150	7	1936	3	4191	N	N	8012 20TH AV NE
004	721440	0120	7/12/05	\$418,000	1020	700	7	1948	3	5341	N	N	6825 24TH AV NE
004	721440	0105	5/23/03	\$318,643	1020	0	7	1948	3	4841	N	N	6811 24TH AV NE
004	954720	5480	7/15/03	\$299,950	1020	180	7	1927	3	3950	Y	N	7342 15TH AV NE
004	318810	0395	3/4/05	\$329,000	1020	0	7	1942	4	6040	N	N	2124 NE 83RD ST
004	717370	0591	9/14/04	\$417,000	1020	1330	7	1948	4	6000	N	N	7051 21ST AV NE
004	314260	0055	12/19/05	\$290,000	1020	510	7	1941	3	4111	N	N	7535 18TH AV NE
004	318660	0395	9/14/05	\$380,000	1030	0	7	1937	3	5116	N	N	7744 20TH AV NE
004	716920	0155	3/4/05	\$335,000	1030	1030	7	1930	3	4080	N	N	6526 23RD AV NE
004	318660	0430	9/3/04	\$360,000	1030	220	7	1938	4	3808	N	N	2003 NE 80TH ST
004	318810	0460	10/28/04	\$297,000	1030	0	7	1942	4	6050	N	N	8226 23RD AV NE
004	954720	2690	7/11/05	\$485,000	1040	780	7	1922	3	4590	N	N	6841 16TH AV NE
004	288770	1241	8/2/05	\$525,000	1040	920	7	1926	4	5700	N	N	8041 19TH AV NE
004	954720	1910	4/16/04	\$401,000	1040	230	7	1928	3	4080	N	N	6811 19TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	954720	3590	6/3/04	\$415,000	1040	0	7	1910	4	3600	N	N	1808 NE 70TH ST
004	203850	0215	9/15/05	\$422,500	1050	270	7	1928	4	5600	N	N	6552 20TH AV NE
004	288770	3395	8/23/05	\$522,000	1050	1050	7	1928	4	4305	N	N	7737 19TH AV NE
004	052504	9162	3/11/05	\$389,000	1050	0	7	1941	3	3956	N	N	1273 NE 69TH ST
004	954720	4860	11/16/04	\$355,400	1050	300	7	1926	3	3060	N	N	7352 17TH AV NE
004	954720	1120	4/19/04	\$335,000	1050	0	7	1909	4	3570	N	N	6518 19TH AV NE
004	717370	0871	8/3/05	\$520,000	1060	730	7	1948	3	5150	N	N	7031 24TH AV NE
004	318810	0245	7/28/05	\$332,000	1060	0	7	1942	3	6044	N	N	2215 NE 82ND ST
004	510140	0575	6/29/05	\$359,950	1060	670	7	1960	3	6380	N	N	2334 NE 85TH ST
004	510140	0581	6/11/03	\$264,000	1060	1060	7	1960	3	8238	N	N	8511 RAVENNA AV NE
004	318810	0550	2/27/04	\$326,000	1070	980	7	1942	4	7323	N	N	8220 22ND PL NE
004	318660	0385	9/20/05	\$429,950	1080	350	7	1938	3	5116	N	N	7740 20TH AV NE
004	318660	0385	7/20/04	\$370,000	1080	350	7	1938	3	5116	N	N	7740 20TH AV NE
004	682010	0300	10/5/04	\$355,000	1080	0	7	1925	3	5702	N	N	1607 NE 77TH ST
004	954720	0150	10/28/03	\$389,000	1080	880	7	1918	3	3713	N	N	6555 16TH AV NE
004	318660	0180	8/25/04	\$346,800	1080	800	7	1936	3	4191	N	N	8014 20TH AV NE
004	318810	0385	7/29/03	\$267,500	1080	0	7	1942	3	6037	N	N	2114 NE 83RD ST
004	297980	0115	9/2/04	\$400,500	1090	560	7	1928	3	3998	N	N	7708 14TH AV NE
004	716820	0015	10/28/04	\$336,000	1090	140	7	1928	3	5891	N	N	7310 20TH AV NE
004	913710	1965	9/19/03	\$338,000	1090	0	7	1914	4	4000	N	N	815 NE 71ST ST
004	318660	0700	2/15/05	\$398,000	1100	530	7	1973	3	6180	N	N	7714 24TH AV NE
004	954720	2585	9/26/03	\$328,250	1100	200	7	1924	5	4590	N	N	6826 15TH AV NE
004	952810	2995	3/15/04	\$289,000	1100	0	7	1915	3	2453	N	N	811 NE 66TH ST
004	682010	0340	9/29/05	\$375,000	1110	80	7	1923	3	5235	N	N	7616 15TH AV NE
004	717730	0285	11/29/04	\$380,000	1110	400	7	1952	3	5150	N	N	7351 23RD AV NE
004	318810	0240	3/4/03	\$281,000	1110	0	7	1942	3	6044	N	N	2219 NE 82ND ST
004	717730	0360	4/16/04	\$336,500	1120	0	7	1950	4	5356	N	N	7337 24TH AV NE
004	717730	0735	8/11/03	\$287,000	1120	0	7	1939	3	6180	N	N	7338 24TH AV NE
004	954720	1655	11/26/05	\$445,000	1130	890	7	1956	3	6120	N	N	1816 NE 68TH ST
004	510140	2112	9/2/03	\$270,000	1130	810	7	1985	3	5048	N	N	8803 RAVENNA AV NE
004	288770	0745	8/22/03	\$268,000	1130	970	7	1909	3	2850	N	N	8239 19TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	109300	0039	5/30/03	\$342,000	1140	600	7	1985	3	2896	N	N	6831 23RD AV NE
004	717370	0861	7/6/04	\$291,000	1140	0	7	1948	3	5150	N	N	7032 24TH AV NE
004	288770	0811	1/28/03	\$362,950	1140	930	7	1947	4	4370	N	N	8202 19TH AV NE
004	681460	0331	5/4/04	\$349,000	1140	1140	7	1923	3	3360	N	N	1202 NE 70TH ST
004	681460	0330	6/19/03	\$300,000	1140	0	7	1923	3	3360	N	N	1206 NE 70TH ST
004	952810	2675	12/4/03	\$295,000	1140	0	7	1924	4	3700	N	N	835 NE 68TH ST
004	510140	2105	8/24/05	\$465,000	1150	810	7	1927	3	3721	N	N	8827 RAVENNA AV NE
004	000900	0015	4/16/05	\$365,000	1150	0	7	1954	3	5150	N	N	7022 RAVENNA AV NE
004	954720	5660	9/8/05	\$507,500	1150	0	7	1926	4	2800	N	N	7323 16TH AV NE
004	954720	5170	6/27/05	\$335,950	1150	0	7	1925	3	3230	N	N	1615 NE 75TH ST
004	510140	0589	7/29/05	\$515,000	1160	180	7	1906	4	9082	N	N	8501 RAVENNA AV NE
004	275470	0015	4/13/05	\$549,950	1160	0	7	1921	4	3888	N	N	7023 RAVENNA AV NE
004	318810	0090	2/9/05	\$325,000	1160	0	7	1942	3	6490	N	N	8305 21ST AV NE
004	288770	3145	2/1/05	\$450,000	1160	640	7	1929	5	2850	N	N	7737 17TH AV NE
004	288770	0545	7/14/04	\$329,950	1160	1160	7	1953	3	5723	N	N	1706 NE 82ND ST
004	510140	2093	6/10/04	\$285,000	1160	580	7	1965	3	4224	N	N	2316 NE 88TH ST
004	275470	0015	1/11/05	\$329,000	1160	0	7	1921	4	3888	N	N	7023 RAVENNA AV NE
004	716820	0080	12/9/04	\$490,500	1170	0	7	1927	4	5504	N	N	7306 21ST AV NE
004	717730	0295	6/15/04	\$299,950	1170	600	7	1952	3	5665	N	N	7357 23RD AV NE
004	954720	2950	8/19/03	\$365,000	1170	0	7	1925	4	4590	N	N	7033 16TH AV NE
004	723760	0175	6/1/05	\$479,950	1180	0	7	1929	3	3800	N	N	7712 18TH AV NE
004	717530	0025	8/9/05	\$426,000	1180	190	7	1946	4	4500	N	N	7047 RAVENNA AV NE
004	681460	0062	9/9/04	\$415,000	1180	0	7	1998	3	2250	N	N	1402 NE 70TH ST
004	318810	0505	1/25/05	\$322,000	1190	0	7	1942	4	6050	N	N	8225 RAVENNA AV NE
004	954720	0500	12/21/04	\$448,650	1200	0	7	1913	4	3570	N	N	6519 17TH AV NE
004	288770	3175	4/10/03	\$352,000	1200	400	7	1941	4	5894	N	N	1617 NE 80TH ST
004	318710	0010	11/9/04	\$437,500	1200	970	7	1932	4	3680	N	N	8102 21ST AV NE
004	318810	0020	3/7/05	\$393,000	1200	840	7	1942	5	6490	N	N	8232 20TH AV NE
004	297980	0265	9/24/04	\$417,000	1210	0	7	1925	4	5500	N	N	1226 NE 77TH ST
004	954720	2340	9/9/05	\$455,000	1210	0	7	1919	5	4590	N	N	6848 16TH AV NE
004	288770	3105	6/18/04	\$429,500	1210	930	7	1942	5	5700	N	N	7717 17TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	723760	0160	7/28/03	\$379,000	1220	240	7	1928	3	4305	N	N	7722 18TH AV NE
004	954720	1165	4/26/04	\$407,000	1240	0	7	1910	3	3060	N	N	6540 19TH AV NE
004	508140	0365	9/15/04	\$303,000	1240	0	7	1986	3	2350	N	N	7519 25TH AV NE
004	052504	9109	10/6/03	\$345,000	1240	0	7	1924	3	4080	N	N	1276 NE 69TH ST
004	318810	0400	8/30/05	\$400,000	1250	0	7	1942	3	6041	N	N	2130 NE 83RD ST
004	508140	0025	6/28/05	\$346,000	1260	0	7	1966	3	4080	N	N	7719 25TH AV NE
004	324750	0200	4/15/04	\$315,500	1260	0	7	1976	3	3840	N	N	6832 21ST AV NE
004	954720	5140	9/17/03	\$355,000	1260	0	7	1926	3	3060	N	N	7352 16TH AV NE
004	954720	0770	9/8/04	\$307,500	1260	0	7	1953	4	2652	N	N	6501 19TH AV NE
004	288770	3075	8/19/04	\$420,000	1270	0	7	1923	4	2850	N	N	7704 16TH AV NE
004	508140	0363	7/13/05	\$350,000	1280	0	7	1986	3	2350	N	N	7515 25TH AV NE
004	288770	1800	7/23/04	\$342,000	1280	770	7	1951	3	4301	N	N	8015 16TH AV NE
004	525730	0050	12/22/05	\$380,000	1280	650	7	1938	4	4971	N	N	7729 15TH AV NE
004	288770	1800	1/15/03	\$289,000	1280	770	7	1951	3	4301	N	N	8015 16TH AV NE
004	682010	0055	12/2/05	\$380,000	1290	0	7	1926	3	4536	N	N	1612 NE 75TH ST
004	288770	0846	7/27/04	\$359,950	1290	400	7	1959	3	4275	N	N	8217 20TH AV NE
004	717780	0105	9/1/05	\$450,000	1290	0	7	1927	4	4416	N	N	7330 23RD AV NE
004	717730	0610	5/29/03	\$293,422	1290	0	7	1983	3	3090	N	N	7548 24TH AV NE
004	318710	0165	8/1/03	\$319,950	1290	0	7	1938	4	4582	N	N	2112 NE 80TH ST
004	726620	0015	4/19/05	\$600,000	1300	170	7	1927	4	4117	N	N	7519 18TH AV NE
004	052504	9112	3/22/05	\$481,000	1300	100	7	1925	3	4080	N	N	1401 NE 70TH ST
004	954720	1770	6/4/04	\$425,000	1300	0	7	1919	3	4386	N	N	6850 18TH AV NE
004	723760	0120	5/11/04	\$441,000	1310	910	7	1927	3	3588	N	N	7711 19TH AV NE
004	288770	1280	8/22/03	\$329,990	1310	920	7	1970	3	5993	N	N	8056 17TH AV NE
004	954720	3435	6/2/03	\$359,500	1310	1010	7	1924	3	4080	N	N	7048 17TH AV NE
004	318810	0520	12/4/03	\$262,000	1310	0	7	1942	5	6895	N	N	8303 RAVENNA AV NE
004	717780	0200	8/18/05	\$337,000	1320	0	7	1983	3	3039	N	N	7328 24TH AV NE
004	954720	5460	11/23/04	\$364,500	1330	0	7	1926	3	3500	Y	N	7338 15TH AV NE
004	681460	0015	11/29/04	\$378,000	1340	0	7	1901	5	6960	N	N	7027 15TH AV NE
004	000900	0190	2/21/03	\$306,000	1340	0	7	1984	3	2575	N	N	7006 23RD AV NE
004	954720	2730	3/11/03	\$397,000	1340	0	7	1925	3	4590	N	N	6823 16TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	318760	0190	6/11/04	\$395,000	1340	1140	7	1940	4	7380	N	N	7735 RAVENNA AV NE
004	318660	0570	6/4/04	\$400,000	1350	0	7	1938	4	8750	N	N	7746 RAVENNA AV NE
004	717730	0625	4/28/04	\$361,000	1350	430	7	1987	3	3090	N	N	7540 24TH AV NE
004	288770	3250	8/15/05	\$610,000	1360	860	7	1926	5	3587	N	N	7716 17TH AV NE
004	681460	0320	6/7/05	\$470,000	1360	150	7	1924	3	3040	N	N	7003 BROOKLYN AV NE
004	954720	2520	6/20/04	\$359,950	1360	0	7	1919	4	3060	N	N	1514 NE 68TH ST
004	716820	0045	7/23/03	\$380,000	1380	570	7	1942	3	7680	N	N	7321 21ST AV NE
004	952810	2891	2/14/05	\$359,900	1380	0	7	2004	3	1258	N	N	830 A NE 66TH ST
004	952810	2892	12/23/04	\$354,900	1380	0	7	2004	3	1258	N	N	830 B NE 66TH ST
004	952810	2890	12/16/04	\$399,900	1380	0	7	2004	3	2114	N	N	832 NE 66TH ST
004	671670	0850	5/15/03	\$287,000	1380	0	7	1925	3	4000	N	N	7342 11TH AV NE
004	954720	2860	9/24/04	\$315,000	1380	0	7	1926	3	3500	N	N	7036 15TH AV NE
004	726620	0060	8/11/05	\$527,000	1390	300	7	1926	4	3800	N	N	7512 18TH AV NE
004	288770	3245	6/15/04	\$429,950	1390	0	7	1927	4	3587	N	N	7720 17TH AV NE
004	288770	2020	7/13/04	\$365,000	1390	0	7	1927	3	2850	N	N	7721 16TH AV NE
004	365870	0505	11/8/04	\$382,500	1400	1000	7	1913	3	3060	N	N	1021 NE 70TH ST
004	297980	0105	1/26/04	\$365,000	1400	0	7	1928	3	3599	N	N	7710 14TH AV NE
004	365870	0750	11/15/05	\$525,000	1410	0	7	1902	5	3570	N	N	1201 NE 69TH ST
004	365870	0750	10/25/04	\$399,950	1410	0	7	1902	5	3570	N	N	1201 NE 69TH ST
004	723760	0070	4/13/04	\$470,000	1410	200	7	1928	5	3588	N	N	7716 19TH AV NE
004	682010	0005	12/13/04	\$325,000	1410	0	7	1925	3	4496	N	N	7502 15TH AV NE
004	954720	3000	5/19/03	\$350,000	1410	560	7	1987	3	3060	N	N	7013 16TH AV NE
004	000900	0025	4/22/05	\$395,000	1420	0	7	1973	4	4635	N	N	7016 RAVENNA AV NE
004	671670	0160	7/28/05	\$450,000	1420	0	7	1907	4	3000	N	N	1021 NE 72ND ST
004	954720	5620	4/19/04	\$384,000	1420	0	7	1927	4	3400	N	N	7343 16TH AV NE
004	324750	0015	10/27/04	\$429,950	1430	120	7	1929	4	5520	N	N	6850 20TH AV NE
004	954720	5110	9/16/03	\$469,000	1430	870	7	1927	4	4080	N	N	7340 16TH AV NE
004	288770	3115	6/9/04	\$570,000	1440	1200	7	1926	5	5225	N	N	7721 17TH AV NE
004	288770	3335	9/15/03	\$385,000	1440	740	7	1928	3	3306	N	N	1803 NE 80TH ST
004	717530	0030	8/30/04	\$450,000	1450	0	7	2004	3	2250	N	N	7049 A RAVENNA AV NE
004	288770	1785	8/17/05	\$415,000	1450	200	7	1927	4	4662	N	N	8003 16TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	288770	1455	2/18/03	\$400,000	1450	0	7	1940	4	4275	N	N	8045 18TH AV NE
004	954720	2740	7/6/05	\$565,000	1460	920	7	1926	4	4590	N	N	6817 16TH AV NE
004	288770	3435	2/5/04	\$390,000	1460	0	7	1928	4	4458	N	N	7756 19TH AV NE
004	952810	2700	10/2/03	\$330,000	1460	0	7	1925	3	4635	N	N	824 NE 67TH ST
004	726620	0025	4/5/05	\$525,000	1470	600	7	1927	4	4723	N	N	7511 18TH AV NE
004	954720	4010	6/23/04	\$495,000	1470	250	7	1939	4	4080	N	N	7056 19TH AV NE
004	954720	3710	5/17/04	\$455,000	1470	720	7	1928	3	4080	N	N	7048 18TH AV NE
004	682010	0176	5/11/05	\$369,950	1470	0	7	1923	4	3654	N	N	7516 15TH AV NE
004	954720	5610	11/5/03	\$340,000	1470	200	7	1926	3	3400	N	N	7349 16TH AV NE
004	297980	0060	3/26/04	\$390,000	1480	0	7	1927	3	3798	N	N	7728 14TH AV NE
004	288770	3001	10/26/04	\$385,000	1480	0	7	1924	4	4305	N	N	7746 16TH AV NE
004	913710	1131	10/20/03	\$375,000	1480	220	7	1900	5	5500	Y	N	810 NE 72ND ST
004	954720	2810	9/6/05	\$449,000	1490	810	7	1925	3	4080	N	N	7016 15TH AV NE
004	682010	0006	6/11/04	\$324,000	1490	0	7	1925	3	3024	N	N	7510 15TH AV NE
004	314260	0060	12/8/04	\$415,000	1500	200	7	1940	3	4192	N	N	7533 18TH AV NE
004	954720	3475	8/4/03	\$519,000	1500	1100	7	1924	4	4080	Y	N	7051 18TH AV NE
004	528220	0030	3/9/04	\$471,500	1500	140	7	1926	5	3800	N	N	7538 14TH AV NE
004	954720	0510	10/20/03	\$365,000	1500	120	7	1921	3	3570	N	N	6515 17TH AV NE
004	343550	0005	6/9/04	\$410,000	1510	460	7	1942	4	7200	N	N	7356 20TH AV NE
004	954720	4370	3/8/04	\$345,000	1510	0	7	1940	4	6630	N	N	7331 20TH AV NE
004	052504	9152	10/27/04	\$395,000	1530	0	7	1929	3	6071	N	N	7545 BROOKLYN AV NE
004	288770	0995	3/16/04	\$375,000	1540	400	7	1930	3	2850	N	N	8011 20TH AV NE
004	314260	0245	7/8/04	\$390,000	1540	0	7	1927	4	3325	N	N	7548 19TH AV NE
004	318660	0060	6/3/03	\$327,000	1540	1180	7	1942	4	9092	N	N	2302 NE 80TH ST
004	954720	2545	9/25/03	\$343,000	1550	400	7	1928	3	2790	N	N	6802 15TH AV NE
004	314260	0175	5/3/05	\$490,000	1560	0	7	1928	3	3515	N	N	7541 19TH AV NE
004	318660	0450	10/15/04	\$432,000	1560	0	7	1937	4	5083	N	N	7742 21ST AV NE
004	952810	2045	8/22/03	\$333,000	1560	0	7	1924	3	4635	N	N	815 NE 70TH ST
004	726620	0135	6/17/03	\$419,950	1580	860	7	1929	4	3420	N	N	7508 19TH AV NE
004	954720	1960	8/22/05	\$612,500	1600	400	7	1926	4	4080	N	N	6816 17TH AV NE
004	052504	9151	9/15/03	\$477,500	1600	600	7	1928	3	3800	N	N	7543 14TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	324750	0005	2/9/05	\$366,000	1600	120	7	1919	4	7038	N	N	6858 20TH AV NE
004	318810	0008	12/6/05	\$393,500	1610	0	7	2002	3	1335	N	N	2007 NE 85TH ST
004	318810	0007	4/21/05	\$365,000	1610	0	7	2002	3	1178	N	N	2007 NE 85TH ST
004	528220	0035	4/8/05	\$449,500	1620	360	7	1927	4	3800	N	N	7607 15TH AV NE
004	288770	1535	10/20/04	\$400,000	1630	0	7	1923	3	4275	N	N	8024 16TH AV NE
004	952810	2950	9/10/03	\$321,150	1630	0	7	1912	3	3560	N	N	816 NE 66TH ST
004	314260	0140	3/1/04	\$328,000	1630	0	7	1927	3	2850	N	N	7532 18TH AV NE
004	913710	1296	8/22/05	\$475,000	1640	0	7	1913	3	4500	N	N	818 NE 71ST ST
004	913710	1265	6/25/04	\$476,000	1650	500	7	1909	4	4000	N	N	819 NE 72ND ST
004	726620	0090	11/17/04	\$473,000	1650	740	7	1927	4	3800	N	N	7515 19TH AV NE
004	297980	0290	9/22/04	\$510,000	1660	0	7	1928	4	7021	N	N	7721 14TH AV NE
004	052504	9058	11/15/05	\$428,500	1660	260	7	1910	3	5390	N	N	1229 NE 69TH ST
004	297980	0040	2/18/04	\$400,000	1660	0	7	1927	4	3798	N	N	7738 14TH AV NE
004	952810	2955	12/17/03	\$359,000	1660	0	7	1995	3	2613	N	N	814 NE 66TH ST
004	318660	0690	6/8/04	\$411,000	1670	0	7	1942	4	6180	N	N	7726 24TH AV NE
004	954720	0290	7/23/04	\$352,000	1670	0	7	1915	3	3600	N	N	1600 NE 65TH ST
004	952810	2645	4/27/04	\$286,300	1670	0	7	1923	3	4635	N	N	6708 8TH AV NE
004	288770	3345	6/21/04	\$513,500	1690	0	7	1927	4	3800	N	N	7752 18TH AV NE
004	314260	0165	11/3/05	\$585,000	1700	0	7	1928	4	3515	N	N	7539 19TH AV NE
004	314260	0165	4/22/04	\$535,000	1700	0	7	1928	4	3515	N	N	7539 19TH AV NE
004	954720	4920	5/19/03	\$539,000	1700	520	7	1926	4	6120	N	N	7341 18TH AV NE
004	954720	2120	9/2/05	\$480,000	1700	0	7	1914	5	4080	N	N	6831 18TH AV NE
004	954720	2120	9/16/03	\$419,000	1700	0	7	1914	5	4080	N	N	6831 18TH AV NE
004	954720	4650	6/9/05	\$500,000	1710	0	7	1994	3	3060	N	N	7343 19TH AV NE
004	717530	0050	8/12/05	\$472,000	1710	0	7	1926	4	4950	N	N	2111 NE 73RD ST
004	682010	0100	12/13/04	\$645,000	1750	920	7	1940	4	6048	N	N	1545 NE 76TH ST
004	671670	0720	7/22/05	\$545,000	1780	1200	7	1925	4	4500	N	N	7315 12TH AV NE
004	671670	0720	3/29/04	\$469,500	1780	1200	7	1925	4	4500	N	N	7315 12TH AV NE
004	954720	3050	8/19/05	\$690,000	1790	0	7	1920	4	4590	Y	N	7012 16TH AV NE
004	954720	3050	9/17/03	\$478,000	1790	0	7	1920	4	4590	Y	N	7012 16TH AV NE
004	954720	5030	8/15/05	\$500,000	1800	0	7	1927	3	3600	N	N	1602 NE 73RD ST

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	052504	9079	7/17/03	\$370,000	1800	0	7	1915	4	4375	N	N	1324 NE 68TH ST
004	954720	0790	3/19/04	\$374,950	1830	940	7	1909	4	4500	N	N	1806 NE 65TH ST
004	954720	0620	3/7/05	\$699,950	1850	0	7	1914	5	6120	N	N	6534 17TH AV NE
004	954720	0620	3/31/04	\$425,000	1850	0	7	1914	5	6120	N	N	6534 17TH AV NE
004	716920	0075	12/22/03	\$393,500	1950	760	7	1910	4	6120	N	N	6537 23RD AV NE
004	717730	0335	12/13/05	\$471,500	1990	600	7	1963	3	4799	N	N	7334 23RD AV NE
004	324750	0255	11/12/03	\$545,000	2020	990	7	1982	3	5368	N	N	6859 RAVENNA AV NE
004	954720	2130	10/4/04	\$500,000	2030	0	7	1928	4	4080	N	N	6827 18TH AV NE
004	052504	9078	5/27/03	\$375,000	2040	310	7	1919	4	4410	N	N	1253 NE 69TH ST
004	952810	3010	6/17/04	\$445,000	2090	480	7	1992	3	4636	N	N	815 NE 66TH ST
004	753730	0110	7/28/05	\$535,000	2130	760	7	1906	4	3800	N	N	7515 14TH AV NE
004	726620	0035	5/26/04	\$410,280	2150	0	7	1965	3	6180	N	N	7503 18TH AV NE
004	109300	0025	5/5/05	\$530,000	2270	1000	7	1953	3	9064	N	N	6840 RAVENNA AV NE
004	109300	0025	1/17/03	\$450,000	2270	1000	7	1953	3	9064	N	N	6840 RAVENNA AV NE
004	721440	0065	6/8/05	\$539,000	2360	200	7	1981	3	5562	N	N	6824 23RD AV NE
004	510140	2072	4/13/05	\$345,000	2370	0	7	1968	3	5413	N	N	8806 23RD AV NE
004	052504	9114	12/21/04	\$315,000	2440	220	7	1920	3	4505	N	N	1342 NE 68TH ST
004	288770	1975	10/26/05	\$530,000	2720	1280	7	1909	4	5130	N	N	7702 15TH AV NE
004	288770	1975	1/7/03	\$380,000	2720	1280	7	1909	4	5130	N	N	7702 15TH AV NE
004	510140	2056	9/25/03	\$377,000	2740	0	7	1911	5	9482	N	N	2303 NE 89TH ST
004	510140	0740	2/7/05	\$438,000	3160	0	7	1967	3	4930	N	N	8625 23RD AV NE
004	717370	0523	6/4/04	\$412,000	960	760	8	1954	3	5500	N	N	7519 RAVENNA AV NE
004	954720	1600	5/3/05	\$537,350	1010	190	8	1932	3	3060	N	N	6835 20TH AV NE
004	954720	3070	6/23/03	\$341,440	1020	0	8	1950	3	5100	N	N	7020 16TH AV NE
004	954720	3080	9/3/03	\$360,000	1020	1020	8	1950	3	5100	N	N	7024 16TH AV NE
004	682010	0270	8/6/05	\$434,950	1030	700	8	1950	3	5068	N	N	1627 NE 77TH ST
004	954720	2040	8/17/05	\$345,000	1080	0	8	1928	3	4080	N	N	6850 17TH AV NE
004	717220	0120	7/10/03	\$480,000	1090	420	8	1932	3	5334	N	N	7550 21ST AV NE
004	682010	0285	2/19/03	\$352,000	1100	280	8	1955	3	7602	N	N	1617 NE 77TH ST
004	954720	4155	7/7/05	\$449,000	1120	840	8	1957	3	4000	N	N	1906 NE 73RD ST
004	954720	4155	4/12/04	\$350,000	1120	840	8	1957	3	4000	N	N	1906 NE 73RD ST

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	954720	1100	8/16/05	\$450,000	1150	0	8	1916	4	4080	N	N	6510 19TH AV NE
004	288770	1270	7/18/05	\$461,687	1180	360	8	1946	3	5795	N	N	1815 NE 82ND ST
004	954720	5040	3/18/04	\$420,000	1200	0	8	1931	3	3570	N	N	7310 16TH AV NE
004	288770	1041	6/16/04	\$369,000	1220	300	8	1950	3	5225	N	N	8039 20TH AV NE
004	717730	0240	4/4/05	\$380,000	1250	0	8	1976	3	3162	N	N	7332 1/2 RAVENNA AV NE
004	288770	1580	3/31/03	\$383,000	1290	200	8	1930	3	3100	N	N	1618 NE 80TH ST
004	954720	1130	7/22/03	\$426,000	1290	0	8	1909	5	3570	N	N	6522 19TH AV NE
004	508140	0360	9/14/04	\$290,290	1300	0	8	1961	3	5610	N	N	7523 25TH AV NE
004	954720	4690	6/16/05	\$542,500	1340	0	8	1931	4	4080	Y	N	7317 19TH AV NE
004	508140	0320	8/6/03	\$464,000	1360	950	8	2003	3	5000	N	N	7549 25TH AV NE
004	288770	1000	8/11/05	\$594,000	1440	720	8	1931	5	2850	N	N	8013 20TH AV NE
004	954720	4905	8/31/05	\$499,000	1440	410	8	1929	3	4080	N	N	7345 18TH AV NE
004	726620	0110	9/1/04	\$515,000	1460	530	8	1926	4	3800	N	N	7528 19TH AV NE
004	052504	9136	3/2/05	\$420,000	1460	160	8	1929	3	3800	N	N	7550 BROOKLYN AV NE
004	726620	0020	5/2/05	\$526,000	1480	120	8	1927	3	4720	N	N	7515 18TH AV NE
004	318660	0160	10/20/05	\$495,000	1480	990	8	1931	3	3900	N	N	2010 NE 80TH ST
004	726620	0020	7/18/03	\$425,000	1480	120	8	1927	3	4720	N	N	7515 18TH AV NE
004	952810	2770	2/18/04	\$342,500	1540	0	8	2000	3	2050	N	N	842 NE 67TH ST
004	954720	1930	3/25/05	\$585,000	1560	0	8	1936	4	4590	N	N	1712 NE 68TH ST
004	954720	1635	8/16/04	\$491,000	1560	0	8	1929	4	5100	N	N	6815 20TH AV NE
004	318660	0130	4/28/04	\$458,200	1570	0	8	1930	3	4200	N	N	2012 NE 80TH ST
004	288770	1470	12/1/04	\$360,000	1570	0	8	1954	3	5890	N	N	1715 NE 82ND ST
004	954720	4230	6/6/05	\$625,000	1600	600	8	1941	4	5100	N	N	7330 19TH AV NE
004	954720	0875	8/22/05	\$660,000	1620	310	8	1910	4	4080	N	N	6538 18TH AV NE
004	288770	1095	12/14/04	\$579,000	1620	0	8	1930	4	3325	N	N	8048 18TH AV NE
004	318660	0100	10/9/03	\$534,000	1630	0	8	1930	4	4445	N	N	8101 21ST AV NE
004	682010	0145	12/2/03	\$459,950	1650	170	8	1931	4	5040	N	N	1519 NE 76TH ST
004	954720	4890	3/25/05	\$585,000	1700	200	8	1929	3	3774	N	N	7351 18TH AV NE
004	954720	4890	9/21/04	\$457,500	1700	200	8	1929	3	3774	N	N	7351 18TH AV NE
004	954720	4720	1/13/03	\$409,000	1730	0	8	1949	4	6120	Y	N	1718 NE 73RD ST
004	954720	2515	9/26/05	\$680,000	1750	550	8	2002	3	3060	N	N	1518 NE 68TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	717220	0005	3/21/03	\$332,000	1750	0	8	1952	3	7773	N	N	7556 20TH AV NE
004	954720	2515	5/28/03	\$465,000	1750	550	8	2002	3	3060	N	N	1518 NE 68TH ST
004	288770	0921	8/13/03	\$485,000	1760	550	8	1929	4	3800	N	N	8032 19TH AV NE
004	052504	9118	10/12/04	\$439,000	1770	0	8	1925	4	3344	N	N	1326 NE 68TH ST
004	052504	9150	10/23/03	\$470,000	1800	0	8	1926	4	4080	N	N	1311 NE 70TH ST
004	954720	3060	8/3/04	\$649,000	1810	380	8	1986	3	4590	Y	N	7014 16TH AV NE
004	954720	4265	7/5/05	\$645,000	1810	250	8	1941	4	5100	N	N	7346 19TH AV NE
004	954720	4265	5/4/04	\$560,000	1810	250	8	1941	4	5100	N	N	7346 19TH AV NE
004	954720	4570	11/9/04	\$500,000	1920	0	8	1929	3	3690	N	N	7352 18TH AV NE
004	954720	0815	8/5/05	\$745,000	2000	0	8	1922	4	4080	N	N	6514 18TH AV NE
004	288770	3066	9/7/04	\$650,000	2000	0	8	2001	3	3800	N	N	7708 16TH AV NE
004	954720	0900	10/20/03	\$495,100	2030	500	8	1910	4	4080	N	N	6550 18TH AV NE
004	954720	2320	5/12/03	\$507,500	2060	0	8	1922	4	4590	N	N	6836 16TH AV NE
004	954720	1870	5/19/04	\$565,000	2070	400	8	1926	4	4590	N	N	6827 19TH AV NE
004	954720	0930	8/30/04	\$740,000	2130	940	8	1915	5	4080	N	N	6557 19TH AV NE
004	682010	0130	5/6/03	\$525,000	2180	280	8	1931	5	5040	N	N	1527 NE 76TH ST
004	682010	0335	7/13/05	\$625,000	2280	0	8	2001	3	5040	N	N	1513 NE 77TH ST
004	954720	0630	10/9/03	\$540,000	2390	140	8	1926	4	6120	N	N	6542 17TH AV NE
004	318810	0250	11/16/04	\$665,000	2530	0	8	2002	3	6044	N	N	2209 NE 82ND ST
004	318810	0250	6/11/03	\$525,000	2530	0	8	2002	3	6044	N	N	2209 NE 82ND ST
004	913710	1111	10/10/05	\$550,000	2570	0	8	2002	3	4900	Y	N	7208 8TH AV NE
004	318660	0320	6/8/05	\$647,500	2620	380	8	1941	3	6350	N	N	7700 20TH AV NE
004	288770	0775	12/9/03	\$609,995	2640	660	8	2003	3	4275	N	N	8224 19TH AV NE
004	288770	1203	1/24/05	\$589,000	1970	0	9	2003	3	2869	N	N	8017 19TH AV NE
004	288770	1203	2/19/04	\$539,950	1970	0	9	2003	3	2869	N	N	8017 19TH AV NE
004	954720	1300	6/1/05	\$621,950	2020	500	9	1930	4	4590	N	N	6515 20TH AV NE
004	954720	3815	11/5/03	\$725,000	2760	480	9	2002	3	6120	N	N	7025 19TH AV NE
004	682010	0225	4/21/04	\$732,450	2270	1070	10	2003	3	5702	N	N	1534 NE 76TH ST
004	682010	0230	4/21/04	\$720,000	2310	1070	10	2003	3	5702	N	N	1540 NE 76TH ST
006	082504	9101	5/25/04	\$239,000	680	0	5	1907	3	3276	N	N	5619 BROOKLYN AV NE
006	358950	0210	11/16/04	\$289,000	850	0	5	1905	3	3737	N	N	5516 11TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	286210	0841	9/22/05	\$309,000	870	0	5	1910	3	2499	N	N	810 NE 50TH ST
006	286210	0841	8/4/03	\$210,000	870	0	5	1910	3	2499	N	N	810 NE 50TH ST
006	286210	0477	8/8/03	\$277,500	730	200	6	1921	4	2960	N	N	815 NE 55TH ST
006	192830	0990	9/18/03	\$222,500	740	0	6	1916	3	3876	N	N	846 NE 59TH ST
006	192830	0865	3/7/03	\$263,500	770	200	6	1916	3	4080	N	N	830 NE 59TH ST
006	082504	9096	2/23/05	\$332,500	790	600	6	1923	5	4070	N	N	5624 BROOKLYN AV NE
006	082504	9005	11/29/04	\$230,000	790	250	6	1903	3	3200	N	N	5513 11TH AV NE
006	192830	0555	1/23/04	\$250,000	810	0	6	1910	4	4000	N	N	812 NE 55TH ST
006	881640	0885	11/1/05	\$370,000	820	0	6	1912	3	1480	N	N	1309 NE 55TH ST
006	286210	0487	6/21/04	\$319,000	820	350	6	1924	3	2800	N	N	909 NE 55TH ST
006	881640	0885	4/4/03	\$269,900	820	0	6	1912	3	1480	N	N	1309 NE 55TH ST
006	286210	0270	4/4/05	\$300,000	830	330	6	1926	3	4280	N	N	5326 7TH AV NE
006	286210	0297	4/28/04	\$284,500	830	0	6	1922	3	2701	N	N	704 NE 53RD ST
006	192830	0449	11/9/04	\$300,000	830	470	6	1924	3	2800	N	N	5517 8TH AV NE
006	881640	0795	10/12/05	\$365,000	850	0	6	1902	4	2100	N	N	1310 NE 52ND ST
006	082504	9097	7/16/03	\$235,000	850	500	6	1900	3	3740	N	N	5614 BROOKLYN AV NE
006	082504	9012	7/28/04	\$326,500	880	0	6	1908	3	3360	N	N	5623 BROOKLYN AV NE
006	881640	0895	8/26/04	\$249,900	880	0	6	1911	3	1440	N	N	1305 NE 55TH ST
006	674670	0630	9/22/04	\$415,000	910	500	6	1938	4	3000	N	N	5228 11TH AV NE
006	547980	0005	5/14/04	\$355,000	910	300	6	1913	3	4080	N	N	832 NE 56TH ST
006	286210	0245	7/13/05	\$360,500	970	120	6	1921	3	4240	N	N	707 NE 55TH ST
006	286210	0670	6/18/04	\$380,000	990	900	6	1918	3	4625	N	N	5022 9TH AV NE
006	286210	0235	3/5/04	\$233,000	990	0	6	1921	3	2800	N	N	615 NE 55TH ST
006	286210	0275	7/14/03	\$299,000	1010	360	6	1923	3	4280	N	N	5320 7TH AV NE
006	192830	1110	7/19/04	\$355,000	1100	0	6	1908	3	4758	N	N	845 NE 57TH ST
006	522630	0190	5/17/04	\$364,500	1100	0	6	1906	3	4120	N	N	5636 BROOKLYN AV NE
006	192830	0447	8/20/03	\$242,000	1200	0	6	1981	3	4284	N	N	735 NE 56TH ST
006	881740	0210	9/25/03	\$325,000	1260	200	6	1906	4	4240	N	N	5247 BROOKLYN AV NE
006	192830	0335	8/15/05	\$397,000	1340	0	6	1922	3	3500	N	N	715 NE 60TH ST
006	674670	0490	5/1/03	\$305,000	1370	650	6	1908	3	3000	N	N	5227 12TH AV NE
006	522630	0230	7/7/05	\$355,000	1440	0	6	1913	3	3320	N	N	5649 BROOKLYN AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	881740	0190	5/14/04	\$365,000	1600	0	6	1906	3	2342	N	N	5269 BROOKLYN AV NE
006	567650	0070	6/23/04	\$355,950	1620	0	6	1916	3	3880	N	N	838 NE 57TH ST
006	286210	0296	7/2/04	\$295,000	670	150	7	1922	3	2701	N	N	708 NE 53RD ST
006	192830	0415	3/16/04	\$300,000	810	270	7	1923	3	4300	N	N	752 NE 56TH ST
006	674670	1885	4/1/04	\$305,000	860	320	7	2002	3	1722	N	N	5223 B 11TH AV NE
006	286210	0356	5/9/03	\$279,950	880	200	7	1922	5	2960	N	N	719 NE 55TH ST
006	286210	0255	6/10/04	\$379,500	890	440	7	1918	4	4280	N	N	5338 7TH AV NE
006	006900	0050	11/10/05	\$389,000	890	0	7	1911	4	2484	N	N	1108 NE 55TH ST
006	192830	0710	2/12/04	\$318,000	910	0	7	1926	3	3570	N	N	828 NE 57TH ST
006	922240	0950	4/5/03	\$250,000	910	0	7	1922	3	3150	N	N	712 NE 60TH ST
006	165950	0075	8/3/05	\$395,000	920	400	7	1921	3	3800	N	N	830 NE 55TH ST
006	567650	0080	4/20/04	\$400,000	950	300	7	1919	3	3153	N	N	832 NE 57TH ST
006	179750	1230	5/27/04	\$355,000	960	0	7	1920	3	4000	N	N	5638 11TH AV NE
006	192830	0925	2/13/04	\$310,000	970	0	7	1924	3	4080	N	N	821 NE 60TH ST
006	674670	1930	8/16/04	\$362,000	990	510	7	1916	4	3000	N	N	5245 11TH AV NE
006	165950	0070	7/11/05	\$319,000	990	0	7	1921	3	3710	N	N	834 NE 55TH ST
006	192830	0830	9/9/05	\$407,950	1000	0	7	1929	3	4692	N	N	823 NE 59TH ST
006	179750	1220	9/9/03	\$357,000	1000	480	7	1920	5	4000	N	N	5646 11TH AV NE
006	192830	0950	9/26/03	\$289,500	1010	330	7	1914	3	3774	N	N	907 NE RAVENNA BL
006	192830	0680	7/7/05	\$446,500	1020	1000	7	1914	4	3325	N	N	5614 8TH AV NE
006	286210	0240	9/17/03	\$225,000	1020	0	7	1928	3	2800	N	N	5345 7TH AV NE
006	088900	0102	10/23/03	\$318,450	1060	0	7	1909	3	4280	N	N	4715 8TH AV NE
006	192830	0580	10/27/05	\$371,000	1070	750	7	1973	3	5000	N	N	813 NE 56TH ST
006	286210	0915	6/4/03	\$275,000	1090	200	7	1923	3	4280	N	N	5046 7TH AV NE
006	192830	0480	10/25/04	\$295,000	1090	0	7	1926	3	3876	N	N	739 NE 56TH ST
006	286210	0875	8/1/05	\$474,000	1100	1100	7	1924	3	4390	N	N	5027 9TH AV NE
006	871460	0135	5/19/03	\$275,000	1130	0	7	1911	3	4120	N	N	5518 BROOKLYN AV NE
006	082504	9065	8/9/05	\$410,000	1150	0	7	1918	3	3960	N	N	5610 BROOKLYN AV NE
006	082504	9065	4/7/03	\$310,000	1150	0	7	1918	3	3960	N	N	5610 BROOKLYN AV NE
006	674670	1886	8/11/05	\$380,700	1160	320	7	2002	3	1338	N	N	5223 A 11TH AV NE
006	674670	1886	3/6/03	\$261,000	1160	320	7	2002	3	1338	N	N	5223 A 11TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	179750	1255	11/15/04	\$445,000	1190	860	7	1913	4	3500	N	N	5645 12TH AV NE
006	192830	0490	12/16/05	\$405,000	1200	0	7	1923	3	2586	N	N	5511 8TH AV NE
006	567650	0035	10/19/04	\$372,500	1210	0	7	1906	3	3492	N	N	837 NE 58TH ST
006	192830	0350	3/1/05	\$366,250	1210	0	7	1927	3	3300	N	N	757 NE 59TH ST
006	082504	9094	11/17/03	\$299,000	1210	150	7	1905	3	3901	N	N	5611 BROOKLYN AV NE
006	522630	0220	7/7/04	\$475,100	1220	1050	7	1909	5	3320	N	N	5643 BROOKLYN AV NE
006	871460	0160	5/30/05	\$419,999	1230	100	7	1905	3	2720	N	N	5501 BROOKLYN AV NE
006	082504	9077	3/29/05	\$275,000	1240	0	7	1921	3	2501	N	N	810 NE 60TH ST
006	674670	1870	7/22/05	\$465,000	1250	700	7	1902	3	3000	N	N	5213 11TH AV NE
006	286210	0426	2/25/05	\$425,000	1250	0	7	1921	4	2760	N	N	818 NE 53RD ST
006	674670	1870	5/13/03	\$368,000	1250	700	7	1902	3	3000	N	N	5213 11TH AV NE
006	179750	1065	1/23/03	\$370,000	1260	170	7	1918	3	4000	N	N	1011 NE RAVENNA BL
006	881640	0875	10/27/03	\$325,000	1270	0	7	1905	3	4120	N	N	5260 BROOKLYN AV NE
006	192830	0705	10/18/04	\$317,000	1270	0	7	1924	3	3876	N	N	820 NE 57TH ST
006	082504	9001	4/4/05	\$375,000	1280	0	7	1950	3	5253	N	N	5626 BROOKLYN AV NE
006	358950	0285	7/5/05	\$415,000	1280	200	7	1940	3	6000	N	N	5629 11TH AV NE
006	674670	0515	6/21/04	\$425,000	1310	650	7	1924	3	3000	N	N	5243 12TH AV NE
006	533520	0220	7/28/04	\$350,000	1310	430	7	1924	3	3120	N	N	4734 9TH AV NE
006	881640	0820	7/20/05	\$535,000	1320	1320	7	1905	3	4120	N	N	5216 BROOKLYN AV NE
006	674670	1884	2/23/04	\$350,000	1320	280	7	2002	3	1427	N	N	5225 A 11TH AV NE
006	674670	1884	2/25/03	\$299,950	1320	280	7	2002	3	1427	N	N	5225 A 11TH AV NE
006	674670	1883	2/3/03	\$294,950	1320	280	7	2002	3	1426	N	N	5225 B 11TH AV NE
006	192830	0360	10/21/03	\$310,000	1330	0	7	1927	3	4080	N	N	743 NE 59TH ST
006	088900	0030	3/10/04	\$289,000	1370	0	7	1901	3	4180	N	N	4709 9TH AV NE
006	088900	0115	4/7/04	\$324,500	1380	0	7	1909	3	2800	N	N	712 NE 47TH ST
006	358950	0200	10/24/05	\$531,500	1420	0	7	1911	3	4400	N	N	5524 11TH AV NE
006	192830	0735	6/28/05	\$504,000	1430	0	7	1926	3	3570	N	N	819 NE 58TH ST
006	547980	0025	1/13/05	\$420,000	1440	100	7	1916	4	4080	N	N	848 NE 56TH ST
006	179750	1270	9/15/04	\$445,000	1460	200	7	1909	5	4000	N	N	5657 12TH AV NE
006	179750	1055	7/13/05	\$530,000	1470	120	7	1916	3	4800	N	N	1021 NE RAVENNA BL
006	192830	0935	11/3/04	\$440,000	1480	300	7	1923	3	4080	N	N	809 NE 60TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	358950	0165	11/24/03	\$305,950	1480	0	7	1907	3	3000	N	N	5610 11TH AV NE
006	674670	0566	6/2/05	\$440,000	1490	0	7	1924	4	3300	N	N	1103 NE 55TH ST
006	192830	0665	6/7/05	\$423,000	1530	850	7	1926	3	4270	N	N	823 NE 57TH ST
006	533520	0210	1/24/03	\$325,000	1530	0	7	1908	4	4500	N	N	4730 9TH AV NE
006	881740	0185	6/15/04	\$382,500	1540	0	7	1909	3	1916	N	N	1215 NE 55TH ST
006	358950	0040	4/9/04	\$429,950	1560	0	7	1924	3	3900	N	N	5606 12TH AV NE
006	192830	1055	4/22/04	\$381,000	1560	900	7	1925	3	4080	N	N	836 NE 58TH ST
006	358950	0060	7/1/03	\$411,000	1560	0	7	1911	4	4500	N	N	5618 12TH AV NE
006	881640	0845	6/24/05	\$570,000	1570	400	7	1914	4	4120	N	N	5234 BROOKLYN AV NE
006	881640	0830	6/28/05	\$455,000	1590	0	7	1911	3	4120	N	N	5224 BROOKLYN AV NE
006	179750	1190	11/12/03	\$391,000	1620	890	7	1919	3	5269	N	N	1107 NE RAVENNA BL
006	192830	1080	10/1/03	\$286,500	1620	0	7	1911	3	5490	N	N	853 NE 57TH ST
006	006900	0030	9/11/03	\$446,000	1630	0	7	1909	4	4400	N	N	5507 12TH AV NE
006	881240	1430	6/30/03	\$335,000	1630	500	7	1921	3	4280	N	N	4716 7TH AV NE
006	192830	0685	11/11/03	\$400,000	1660	0	7	1915	3	4636	N	N	815 NE 57TH ST
006	192830	0655	12/19/05	\$565,000	1690	0	7	1919	3	4845	N	N	5618 8TH AV NE
006	674670	0550	12/5/04	\$398,800	1700	500	7	1913	3	4000	N	N	5265 12TH AV NE
006	881640	0840	9/10/04	\$400,000	1740	0	7	1909	3	4120	N	N	5232 BROOKLYN AV NE
006	286210	0925	4/12/05	\$370,000	1770	100	7	1924	3	4815	N	N	5036 7TH AV NE
006	674670	1860	7/29/04	\$464,000	1770	910	7	1922	3	3916	N	N	5211 11TH AV NE
006	286210	0910	2/22/05	\$525,570	1780	1100	7	1925	3	4280	N	N	5050 7TH AV NE
006	286210	0910	6/11/04	\$365,000	1780	1100	7	1925	3	4280	N	N	5050 7TH AV NE
006	358950	0075	10/28/03	\$383,500	1800	660	7	1990	3	3000	N	N	5630 12TH AV NE
006	179750	1060	3/4/04	\$417,000	1810	1180	7	1918	5	4000	N	N	1015 NE RAVENNA BL
006	358950	0255	12/30/05	\$496,335	1820	1230	7	1922	3	4500	N	N	5611 11TH AV NE
006	881640	0850	6/15/05	\$574,000	1830	780	7	1908	4	4120	N	N	5240 BROOKLYN AV NE
006	286210	0931	7/20/05	\$412,000	1840	600	7	1924	3	4280	N	N	5034 7TH AV NE
006	674670	0355	7/23/04	\$530,000	1880	480	7	1924	4	2382	N	N	5250 12TH AV NE
006	674670	0370	7/29/05	\$600,000	1890	800	7	1907	4	5790	N	N	5260 12TH AV NE
006	286210	0990	10/9/03	\$361,000	1920	590	7	1915	3	4280	N	N	5015 8TH AV NE
006	286210	0955	6/7/04	\$345,000	2000	700	7	1921	3	4280	N	N	5016 7TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	286210	0920	2/19/04	\$339,950	2120	0	7	1916	3	4280	N	N	5042 7TH AV NE
006	286210	0995	10/27/04	\$471,000	2120	1120	7	1915	5	4280	N	N	5019 8TH AV NE
006	088900	0060	6/13/05	\$558,000	2130	0	7	2005	3	4280	N	N	4714 8TH AV NE
006	674670	0310	4/18/05	\$635,000	2220	600	7	1909	3	3500	N	N	5224 12TH AV NE
006	088900	0105	7/20/04	\$663,000	2750	990	7	1909	4	2960	N	N	716 NE 47TH ST
006	192830	0435	6/3/04	\$335,640	980	0	8	1929	3	4300	N	N	746 NE 56TH ST
006	192830	0645	5/27/04	\$371,500	1260	220	8	1927	3	4080	N	N	824 NE 56TH ST
006	192830	0615	3/7/05	\$415,000	1310	0	8	1927	3	4080	N	N	812 NE 56TH ST
006	192830	0945	4/28/04	\$360,500	1510	420	8	1916	4	4500	N	N	921 NE RAVENNA BL
006	286210	0965	9/12/05	\$565,000	1830	0	8	1928	3	4280	N	N	5006 7TH AV NE
006	192830	0880	11/17/05	\$705,000	3010	1040	10	2005	3	4080	N	N	812 NE 59TH ST

**Improved Sales Removed from this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	064100	0035	11/14/05	\$700,000	IMP. CHAR. CHANGED SINCE SALE
1	064100	0043	5/8/03	\$690,000	UNFINISHED AREA
1	092504	9318	5/15/03	\$95,000	QUIT CLAIM DEED...
1	179750	0400	6/2/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	179750	0435	5/21/04	\$330,000	UNFINISHED AREA
1	179750	0475	10/3/03	\$499,950	IMP. CHAR. CHANGED SINCE SALE
1	179800	0045	2/20/04	\$82,306	QUIT CLAIM DEED...
1	179800	0121	10/16/03	\$130,000	QUIT CLAIM DEED...
1	182480	0060	5/14/04	\$410,000	UNFINISHED AREA
1	221800	0025	5/5/05	\$350,000	IMP. CHAR. CHANGED SINCE SALE
1	221800	0185	3/20/03	\$345,000	NON-REPRESENTATIVE SALE
1	221800	0260	7/18/03	\$71,020	QUIT CLAIM DEED...
1	717370	0070	6/10/05	\$465,000	UNFINISHED AREA
1	717370	0070	6/3/03	\$397,500	UNFINISHED AREA
1	717370	0271	7/7/05	\$550,000	IMP. CHAR. CHANGED SINCE SALE
1	717370	0350	9/13/04	\$300,000	PREVIOUS IMP <=25K
1	717370	0465	3/28/05	\$296,000	QUESTIONABLE PER APPRAISAL
1	717480	0345	5/27/03	\$450,000	NO MARKET EXPOSURE
1	861580	0160	7/25/05	\$300,000	QUIT CLAIM DEED...
1	861580	0220	6/6/05	\$91,303	QUIT CLAIM DEED...
1	861580	0390	5/23/03	\$82,540	QUIT CLAIM DEED...
1	861580	0395	8/29/05	\$810,000	DIAGNOSTIC OUTLIER
1	861580	0410	4/19/05	\$525,000	UNFINISHED AREA
1	861580	0412	4/12/05	\$475,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
1	861580	0430	3/27/04	\$934,000	IMP COUNT
1	861580	0465	7/5/04	\$335,000	QUESTIONABLE PER SALES ID
1	861580	0560	6/24/04	\$520,000	IMP. CHAR. CHANGED SINCE SALE
1	882390	0010	10/6/03	\$400,000	UNFINISHED AREA
1	882390	0065	2/25/03	\$324,900	DOR RATIO
1	882390	0125	7/1/04	\$500,000	STATEMENT TO DOR
1	882390	0220	10/17/03	\$580,000	NO MARKET EXPOSURE
1	882390	0255	4/15/05	\$535,000	IMP. CHAR. CHANGED SINCE SALE...
1	882390	0255	10/16/03	\$440,000	OBSOLESCENCE
1	882390	0335	6/22/05	\$746,500	DIAGNOSTIC OUTLIER
1	882390	0765	10/23/03	\$440,000	IMP. CHAR. CHANGED SINCE SALE...
1	882390	1045	10/4/04	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	882390	1050	10/4/04	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	882390	1080	6/3/04	\$549,000	IMP. CHAR. CHANGED SINCE SALE
1	882390	1340	7/14/04	\$650,000	NO MARKET EXPOSURE
1	882390	1380	3/14/05	\$537,000	IMP. CHAR. CHANGED SINCE SALE
1	882490	0315	10/22/04	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
1	882590	0120	6/18/04	\$132,429	QUIT CLAIM DEED...
1	882590	0340	10/20/03	\$436,000	NON-REPRESENTATIVE SALE
1	882590	0545	3/22/05	\$561,000	IMP. CHAR. CHANGED SINCE SALE
1	882590	0560	8/10/05	\$8,000	PARTIAL INTEREST (103, 102, Etc.)...
1	919120	0040	2/3/03	\$250,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed from this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	919120	0190	9/14/05	\$406,000	REPRESENTATION
1	922140	0780	10/27/05	\$359,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	000900	0050	10/1/03	\$20,571	QUIT CLAIM DEED...
4	000900	0145	8/5/04	\$389,000	IMP. CHAR. CHANGED SINCE SALE
4	000900	0190	8/5/05	\$119,841	QUIT CLAIM DEED...
4	000900	0310	2/25/03	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	042504	9113	7/26/05	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	052504	9062	2/1/05	\$345,000	QUIT CLAIM DEED...
4	052504	9081	5/5/04	\$120,806	QUIT CLAIM DEED...
4	052504	9152	7/19/04	\$325,000	NO MARKET EXPOSURE
4	052504	9167	10/11/05	\$390,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	109300	0015	4/26/04	\$332,500	OBSOLESCENCE
4	109300	0140	6/28/05	\$330,000	UNFINISHED AREA
4	275470	0015	5/19/04	\$369,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
4	275520	0060	6/20/03	\$291,000	IMP COUNT
4	275520	0150	2/9/04	\$310,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	288770	0846	6/4/04	\$320,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	288770	0905	6/17/04	\$335,000	IMP. CHAR. CHANGED SINCE SALE
4	288770	1000	12/20/04	\$345,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
4	288770	1205	3/13/03	\$375,000	SEGREGATION AND/OR MERGER
4	288770	1541	8/11/03	\$416,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	288770	3031	5/27/04	\$350,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	288770	3270	2/5/03	\$360,000	IMP. CHAR. CHANGED SINCE SALE
4	288770	3455	8/29/03	\$358,500	IMP. CHAR. CHANGED SINCE SALE
4	297980	0135	3/14/05	\$110,000	QUIT CLAIM DEED...
4	297980	1065	1/24/03	\$47,700	QUIT CLAIM DEED...
4	314260	0075	8/22/03	\$80,586	QUIT CLAIM DEED...
4	318660	0160	4/11/03	\$196,655	PARTIAL INTEREST (103, 102, Etc.)...
4	318660	0535	2/27/03	\$380,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	318660	0545	5/10/04	\$465,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
4	318760	0185	3/28/05	\$208,347	DOR RATIO
4	318810	0085	9/5/03	\$56,500	PARTIAL INTEREST (103, 102, Etc.)...
4	324750	0065	3/11/05	\$292,000	TEAR DOWN...
4	343550	0020	7/19/05	\$530,000	DIAGNOSTIC OUTLIER
4	343550	0120	4/26/05	\$355,000	IMP. CHAR. CHANGED SINCE SALE
4	365870	0720	1/9/03	\$317,500	BANKRUPTCY - RECEIVER OR TRUSTEE...
4	365870	0760	9/10/04	\$487,500	STATEMENT TO DOR
4	365870	0810	5/26/03	\$194,422	NO MARKET EXPOSURE
4	510140	0644	11/29/05	\$329,950	DIAGNOSTIC OUTLIER
4	510140	0760	9/24/03	\$190,000	NO MARKET EXPOSURE
4	510140	2070	3/22/05	\$335,000	GOVERNMENT AGENCY
4	510140	2075	1/27/04	\$345,000	QUESTIONABLE PER SALES ID
4	510140	2110	6/22/04	\$371,500	DIAGNOSTIC OUTLIER
4	528220	0020	12/27/05	\$240,000	QUIT CLAIM DEED
4	528220	0020	12/1/05	\$240,000	QUIT CLAIM DEED...
4	671670	0105	1/13/04	\$180,000	PREVIOUS IMP <=25K

**Improved Sales Removed from this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	671670	0115	1/22/03	\$319,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	671670	0170	11/11/03	\$85,852	QUIT CLAIM DEED...
4	681460	0035	2/13/03	\$144,955	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	681460	0040	12/16/05	\$284,500	PREVIOUS IMP <=25K
4	681460	0170	11/19/03	\$325,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	716820	0055	12/14/04	\$148,800	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	717220	0155	5/21/05	\$304,560	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	717370	0660	12/1/03	\$375,000	OBSOLESCE NCE....
4	717530	0035	11/10/03	\$310,000	SEGREGATION AND/OR MERGER...
4	717530	0110	8/23/04	\$150,000	SEGREGATION AND/OR MERGER...
4	717730	0295	2/18/05	\$141,994	QUIT CLAIM DEED...
4	717730	0655	12/14/04	\$200,000	NO MARKET EXPOSURE
4	726620	0015	12/1/04	\$357,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	726620	0065	2/3/03	\$350,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	726620	0110	2/3/04	\$280,000	NON-REPRESENTATIVE SALE...
4	792010	0020	11/1/05	\$188,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	913710	1981	10/21/03	\$209,950	NO MARKET EXPOSURE
4	913710	2075	3/18/03	\$160,000	NO MARKET EXPOSURE
4	921540	0031	3/6/03	\$325,000	NON-REPRESENTATIVE SALE
4	952810	2655	12/2/03	\$330,000	DIAGNOSTIC OUTLIER
4	952810	2685	1/24/05	\$239,000	IMP. CHAR. CHANGED SINCE SALE
4	954720	0310	8/29/05	\$529,000	OBSOLESCENCE
4	954720	0600	2/11/05	\$300,000	PREVIOUS IMP <=25K
4	954720	1560	4/13/04	\$265,500	IMP. CHAR. CHANGED SINCE SALE
4	954720	2265	11/18/04	\$435,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
4	954720	2565	12/15/03	\$190,000	PREVIOUS IMP <=25K
4	954720	2575	5/16/03	\$263,000	IMP. CHAR. CHANGED SINCE SALE
4	954720	3020	9/29/03	\$208,752	QUIT CLAIM DEED...
4	954720	3145	12/10/04	\$405,000	IMP. CHAR. CHANGED SINCE SALE
4	954720	3535	3/3/03	\$50,922	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	954720	3845	10/24/03	\$132,188	QUIT CLAIM DEED...
4	954720	4060	7/13/03	\$12,358	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	954720	4185	1/25/03	\$309,000	% COMPLETE
4	954720	4290	7/13/03	\$216,867	NO MARKET EXPOSURE
4	954720	4860	7/10/04	\$275,000	IMP. CHAR. CHANGED SINCE SALE
4	954720	4905	3/2/04	\$218,670	PARTIAL INTEREST (103, 102, Etc.)...
4	954720	4905	3/2/04	\$89,485	PARTIAL INTEREST (103, 102, Etc.)...
4	954720	4905	3/2/04	\$410,000	QUESTIONABLE PER SALES ID
4	954720	5380	11/22/05	\$595,513	OBSOLESCENCE
4	954720	5420	9/30/05	\$146,006	QUIT CLAIM DEED...
4	954720	5500	9/22/03	\$445,000	DIAGNOSTIC OUTLIER
6	006900	0045	4/8/05	\$720,000	IMP COUNT
6	006900	0045	8/11/04	\$340,000	IMP COUNT...
6	088900	0095	3/10/05	\$413,600	BANKRUPTCY - RECEIVER OR TRUSTEE
6	088900	0095	3/12/04	\$345,292	EXEMPT FROM EXCISE TAX
6	179750	1170	1/28/04	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis  
Area 44  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	192830	0510	11/18/05	\$255,000	PREVIOUS IMP <=25K
6	192830	0520	4/14/05	\$123,850	QUIT CLAIM DEED...
6	192830	0565	8/4/05	\$432,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	192830	0770	12/21/05	\$358,000	BANKRUPTCY - RECEIVER OR TRUSTEE...
6	192830	0810	10/25/05	\$394,500	TRADE
6	192830	0880	5/11/04	\$237,000	TEAR DOWN...
6	192830	0910	1/8/03	\$330,000	DIAGNOSTIC OUTLIER
6	192830	1055	5/19/03	\$49,000	QUIT CLAIM DEED...
6	286210	0235	3/5/04	\$233,000	RELOCATION
6	286210	0460	2/18/05	\$400,500	RELOCATION
6	286210	0460	2/18/05	\$400,500	RELOCATION
6	286210	0510	4/30/03	\$140,500	PARTIAL INTEREST (103, 102, Etc.)...
6	286210	0830	8/19/04	\$282,000	NON-REPRESENTATIVE SALE
6	286210	0850	8/10/05	\$420,000	GOVERNMENT AGENCY
6	358950	0125	7/11/05	\$452,500	UNFINISHED AREA
6	358950	0195	6/29/05	\$680,000	IMP COUNT
6	358950	0195	7/6/04	\$478,000	IMP COUNT
6	358950	0205	9/13/04	\$265,000	REPRESENTATION
6	358950	0260	11/10/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	567650	0060	8/26/03	\$265,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	674670	0355	10/25/05	\$477,000	ACTIVE PERMIT BEFORE SALE>25K
6	674670	0470	8/13/03	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	674670	0525	4/4/04	\$264,000	DOR RATIO
6	674670	0580	8/15/03	\$255,000	TEAR DOWN
6	674670	0610	4/14/04	\$220,000	% COMPLETE
6	674670	1885	3/6/03	\$257,050	DIAGNOSTIC OUTLIER
6	674670	1960	5/16/03	\$326,000	NO MARKET EXPOSURE
6	881240	1355	5/23/03	\$224,950	PREVIOUS IMP <=25K
6	881240	1440	6/29/05	\$320,000	OBSOLESCENCE
6	881640	0860	7/12/04	\$235,755	NON-REPRESENTATIVE SALE
6	881640	0865	9/9/04	\$735,000	NO MARKET EXPOSURE
6	881740	0200	8/25/03	\$14,600	QUIT CLAIM DEED...
6	922140	0795	10/20/05	\$450,000	ACTIVE PERMIT BEFORE SALE>25K



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: February 15, 2006  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2006 Revaluation for 2007 Tax Roll

---

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr